



Building and Timber Pest Inspection Report

Inspection Date: Fri, 6 Mar 2026

Property Address: 52 Old Punt Rd, Seelands NSW 2460,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Fri, 6 Mar 2026

Modified Date: Sat, 7 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 52 Old Punt Rd, Seelands NSW 2460, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Dean Huxley Ph: 0410 535 121
Email: Yamba@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections (Yamba)

Company Address and Postcode: Yamba 2464

Company Email: Yamba@jimsbuildinginspections.com.au

Company Contact Numbers: 0410 535 121

Special conditions or instructions

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

The following apply: This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is highly recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity or damage.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of 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. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Rural
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Garage, Pool, Porch, Water Tanks, Shed, Fence - Perforated Materials / Wire Mesh, Carport
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Timber Wall Panelling, Veranda Posts
Roof	Steel Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Steel Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Pool Surrounds
- Posts
- Roof Void - Part
- The Site
- Roof Exterior - Part
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Overhanging vegetation
- Rugs
- Sarking
- Stored items
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Shed
Location:	Shed
Finding:	Exposed Electrical Wiring to Shed
Information:	Exposed electrical wiring was identified to the shed at the time of inspection. Exposed wiring can present a safety hazard and may be susceptible to damage from weather, impact, or pests if not properly protected. This condition may be due to previous alterations, deterioration, or incomplete installation. It is recommended that a qualified electrician assess the wiring and carry out repairs or install appropriate protection and securing as required to ensure the electrical installation is safe and compliant. Repairs should be carried out as deemed necessary.



Finding 1.02

Building:	Main Building
Location:	Kitchen
Finding:	Loose Kitchen Light Fitting with Missing Cover
Information:	A light fitting in the kitchen was found to be loose and missing its protective cover at the time of inspection. Loose or incomplete light fittings may present a safety hazard and can allow exposure to electrical components. This condition may be due to previous damage, deterioration, or incomplete installation. It is recommended that a qualified electrician inspect the fitting and carry out repairs or replacement as required to ensure the light fitting is secure and safe to operate. Repairs should be carried out as deemed necessary.



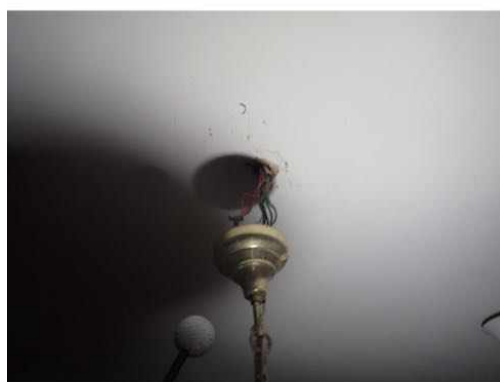
Finding 1.03

Building: Main Building

Location: Bedroom

Finding: Loose Light Fitting in Bedroom

Information: A light fitting in the bedroom was found to be loose at the time of inspection. Loose light fittings may present a safety hazard and can lead to damage to the fitting or associated wiring if not secured. This condition may be due to deterioration of fixings, previous alterations, or incomplete installation. It is recommended that a qualified electrician inspect the fitting and secure or repair it as required to ensure it is safe and properly installed. Repairs should be carried out as deemed necessary.



Major Defect

Finding 2.01

Building: Main Building

Location: Patio area

Finding: Damage to Edge of Concrete Slab at Left-Hand Side of Patio Area

Information: Damage was identified to the edge of the concrete slab on the left-hand side of the patio area at the time of inspection. Edge damage to concrete can occur due to impact, ground movement, or general wear over time and may worsen if left

unaddressed. It is recommended that a qualified concreter assess the affected area and carry out repairs as required to prevent further deterioration and maintain the integrity of the concrete. Repairs should be carried out as deemed necessary.



Finding 2.02

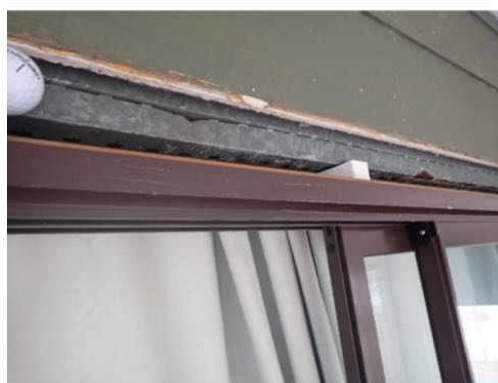
Building:	Main Building
Location:	Patio area
Finding:	Loose and Poorly Laid Sill Tiles to Bedroom Sliding Door Threshold
Information:	Loose and poorly laid sill tiles were identified to the bedroom sliding door threshold at the time of inspection. Movement of tiles in this location may allow water penetration and can lead to further deterioration of the tiles and surrounding materials if not addressed. This condition may be due to poor installation, inadequate adhesive, or general wear over time. It is recommended that a qualified tiler assess the affected area and re-fix or replace the tiles as required to ensure they are properly secured and sealed. Repairs should be carried out as deemed necessary.



Finding 2.03

Building:	Main Building
Location:	Patio area
Finding:	Missing Sliding Door Architraves Below External Cladding
Information:	Architraves were missing below the sliding door where it meets the external cladding

at the time of inspection. Missing trim elements may allow moisture, pests, and debris to enter gaps around the door frame and may contribute to deterioration of surrounding building materials if left unaddressed. This condition may be due to previous alterations, incomplete installation, or removal of the trim. It is recommended that a qualified carpenter install appropriate architraves or trim to the affected area to provide proper finishing and protection to the door opening. Repairs should be carried out as deemed necessary.



Finding 2.04

Building:	Yard
Location:	Water tanks
Finding:	Water Tanks in Average Condition – Plumbing Connections and Vegetation Require Attention
Information:	The water tanks on the property were generally found to be in average condition at the time of inspection, with the exception of the tank located near the green shed which appeared to be relatively new. The plumbing connections to the tanks were observed to be in poor condition and require attention. In addition, vegetation overgrowth was noted around the tanks on the right-hand side of the building, which may restrict access for maintenance and contribute to deterioration of the tanks and associated plumbing. It is recommended that a qualified plumber repair or replace the plumbing connections as required, and that vegetation around the tanks be cleared to allow proper access and maintenance. Repairs and maintenance should be carried

out as deemed necessary.



Finding 2.05

Building:	Yard
Location:	Shed
Finding:	Poorly Installed General Water Supply Plumbing Including Water Pump
Information:	The general water supply plumbing on the property, including the water pump installation, appeared to be poorly installed at the time of inspection. Poorly installed plumbing can lead to leaks, reduced performance, and premature failure of plumbing components if not rectified. This condition may be due to previous unprofessional installation or alterations to the plumbing system. It is recommended that a qualified

plumber assess the installation and carry out repairs or reinstallation as required to ensure the system is properly fitted and functioning as intended. Repairs should be carried out as deemed necessary.



Finding 2.06

Building:	Carport
Location:	Carports
Finding:	Surface Rust to Carport Structure at Multiple Locations
Information:	Surface rust was identified to the carport structure at multiple locations at the time of inspection. Surface corrosion to steel elements can occur over time due to exposure to weather and moisture and may worsen if not addressed. It is recommended that a qualified painter or metal contractor clean, treat, and apply appropriate protective coatings to the affected areas to help prevent further corrosion and deterioration. Maintenance and repairs should be carried out as deemed necessary.



Finding 2.07

Building:	Carport
Location:	Carports
Finding:	Wood Rot to Bottom of Timber Carport Posts
Information:	Wood rot was identified to the bottoms of the timber posts supporting the carport at the time of inspection. Deterioration to structural timber elements can reduce the strength and durability of the posts and may worsen if left unaddressed. This condition is commonly caused by prolonged moisture exposure and timber being in close proximity to ground level. It is recommended that a qualified carpenter or builder assess the affected posts and carry out repairs or replacement as required. Repairs should be carried out as deemed necessary.



Finding 2.08

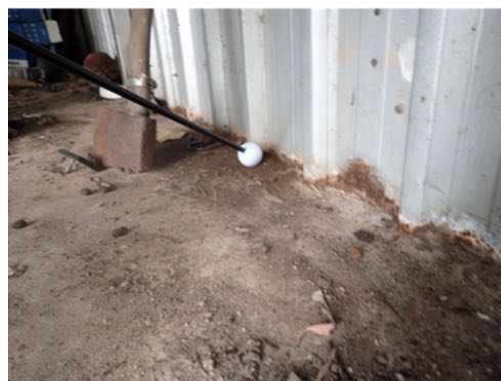
Building:	Shed
Location:	Lean to roof on the left hand side of main shed
Finding:	Possible Fire Damage to Lean-to Roof on Left-Hand Side of Main Shed
Information:	What appeared to be fire damage was identified to the lean-to roof on the left-hand side of the main shed at the time of inspection. Damage of this nature may affect the integrity and durability of the roofing materials and supporting structure. The extent of the damage could not be fully determined during the visual inspection. It is recommended that a qualified builder assess the affected roof structure and carry out repairs or replacement of any damaged materials as required to ensure the roof structure remains safe and serviceable. Repairs should be carried out as deemed necessary.



Finding 2.09

Building: Shed
Location: Shed
Finding: Rust to Bottom of Shed Wall Cladding
Information: Rust was identified to the bottom of the shed wall cladding at the time of inspection. Corrosion to metal cladding commonly occurs in lower sections where moisture, debris, or ground contact may be present and may worsen over time if not addressed. Continued deterioration can lead to weakening of the cladding and potential openings that allow moisture ingress. It is recommended that a qualified builder or metal contractor assess the affected areas and carry out repairs or replacement of the rusted sections as required. Repairs should be carried out as

deemed necessary.



Finding 2.10

Building:	Shed
Location:	Shed
Finding:	Leaking Toilet in Shed When Flushed
Information:	The toilet located in the shed was observed to leak when flushed at the time of inspection. Plumbing leaks can lead to water wastage, moisture-related damage, and potential deterioration of surrounding building materials if not addressed. The leak may be due to worn seals, faulty fittings, or deterioration of internal cistern components. It is recommended that a qualified plumber inspect the toilet and carry out repairs or replacement of defective components as required to ensure the fixture is functioning correctly. Repairs should be carried out as deemed necessary.



Finding 2.11

Building:	Carport
Location:	Carport
Finding:	Carport Roof Cladding Cut Short of Gutter
Information:	A section of the carport roof cladding was observed to be cut short of the gutter at the time of inspection. Roof cladding should generally discharge directly into the gutter to ensure rainwater is effectively captured and directed to the stormwater system. Where

the cladding terminates short of the gutter, water may overshoot the gutter and discharge onto surrounding building elements, which may lead to moisture-related deterioration over time. This condition may be due to poor installation or previous alterations. It is recommended that a qualified roofer or builder assess the affected area and carry out rectification works as required to ensure the roof cladding correctly directs water into the gutter. Repairs should be carried out as deemed necessary.



Finding 2.12

Building: Main Building

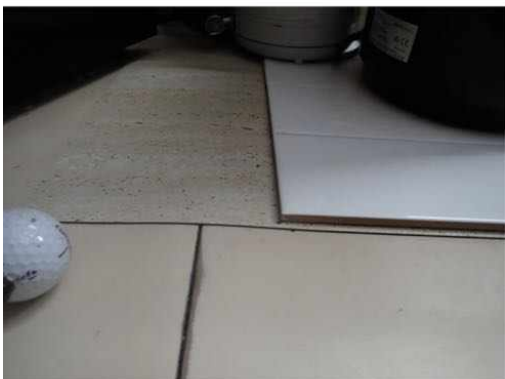
Location: Kitchen

Finding: Kitchen in Average Condition with Multiple Defects Identified

Information: The kitchen was found to be in average condition at the time of inspection. Defects observed included missing kick boards, a swollen bench top around the sink area, missing tiles behind the oven, a swollen cupboard carcass below the sink, and duct tape wrapped around the sink waste plumbing which may indicate a previous or ongoing leak. Deterioration to cabinetry and benchtops is commonly associated with prolonged moisture exposure, particularly around sink areas. It is recommended that a qualified carpenter or kitchen installer assess the cabinetry and benchtop and carry out repairs or replacement as required, and that a qualified plumber inspect the sink waste plumbing to identify and rectify any leaks to prevent further damage. Repairs and maintenance should be carried out as deemed necessary.

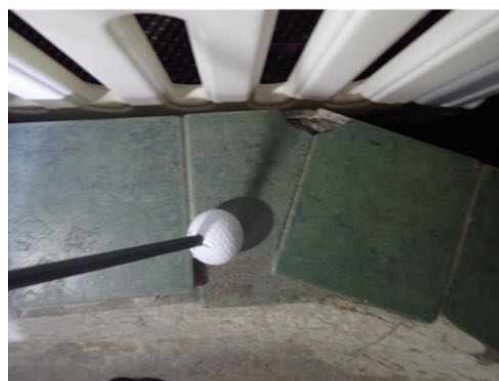
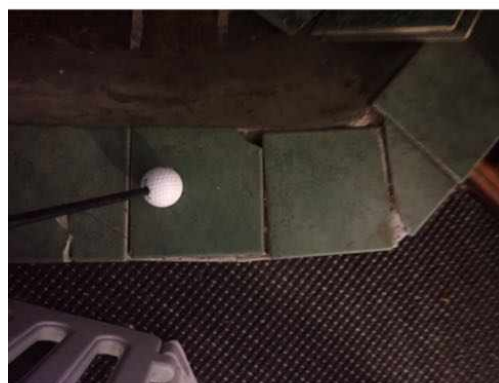






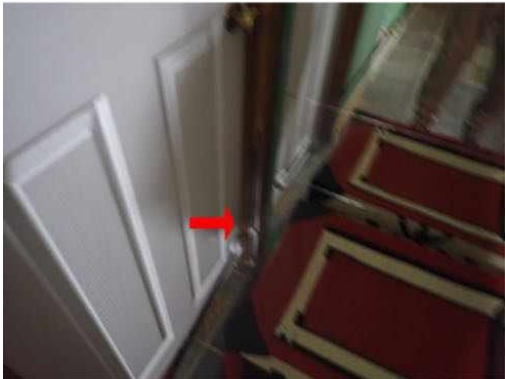
Finding 2.13

Building:	Main Building
Location:	Living Room
Finding:	Poorly Laid and Damaged Tiles Around Fireplace
Information:	Tiles around the fireplace were observed to be poorly laid and damaged at the time of inspection. Poor installation and damaged tiles may allow movement of the tiles and can lead to further deterioration of the tiled surface if not addressed. This condition may be due to poor workmanship, inadequate adhesive, or general wear over time. It is recommended that a qualified tiler assess the affected area and carry out repairs or replacement of the damaged tiles as required to prevent further deterioration. Repairs should be carried out as deemed necessary.



Finding 2.14

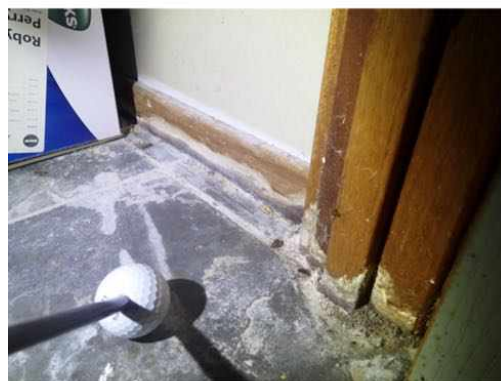
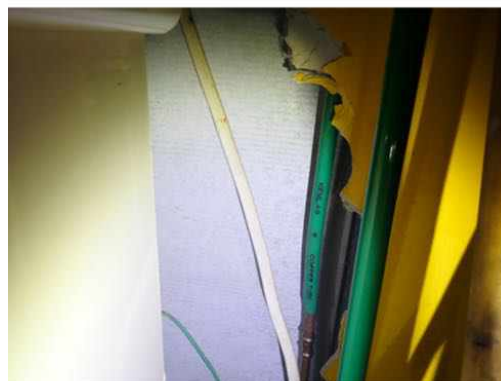
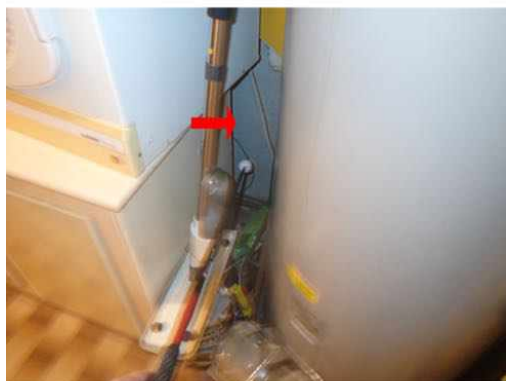
Building:	Main Building
Location:	All Areas
Finding:	Damaged or Missing Door Architraves and Jambs at Several Locations
Information:	Damaged or missing door architraves and jambs were identified at several locations throughout the building at the time of inspection. The damage appeared consistent with pet-related wear, likely caused by a dog. Damage to these elements can affect the finish and protection of door openings and may worsen if not repaired. It is recommended that a qualified carpenter assess the affected areas and carry out repairs or replacement of the damaged architraves and jambs as required. Repairs should be carried out as deemed necessary.



Finding 2.15

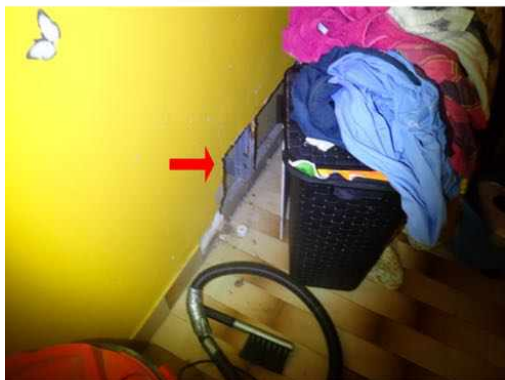
Building: Main Building
Location: Laundry and linen cupboard
Finding: Removed Laundry Wall Cladding and Water Damage Adjacent to Shower
Information: Wall cladding had been removed in the laundry to the wall that backs onto the shower, and water damage was identified in the linen cupboard which also backs onto the shower at the time of inspection. These conditions may indicate possible water ingress from the renovated bathroom or associated plumbing and waterproofing. The extent of any concealed damage could not be determined during the visual inspection. It is recommended that a qualified plumber investigate the shower plumbing and that a

qualified builder assess the affected wall areas and carry out repairs as required to prevent further deterioration. Further investigation and rectification works should be carried out as deemed necessary.



Finding 2.16

Building:	Main Building
Location:	Laundry
Finding:	Plasterboard Cut Out in Laundry Wall
Information:	A section of plasterboard had been cut out from the laundry wall at the time of inspection. Openings in wall linings may expose internal wall components and can allow moisture, pests, or debris to enter the wall cavity if left unrepaired. The cut-out may be related to previous plumbing works, repairs, or investigation of moisture issues. It is recommended that a qualified plasterer or handyman repair and reinstate the plasterboard lining once any underlying issues have been addressed. Repairs should be carried out as deemed necessary.



Finding 2.17

Building: Main Building

Location: Bathroom

Finding: Bathroom Vanity Cupboard in Average Condition with Deterioration

Information: The bathroom vanity cupboard was found to be in average condition at the time of inspection. Defects observed included deteriorated kick boards, deteriorated silicone to the bench top and tile junction, and surface rust to the cupboard hinges. Deterioration in vanity units is commonly associated with moisture exposure in wet areas and may worsen if not maintained. It is recommended that a qualified carpenter repair or replace the deteriorated components as required and that the silicone to the bench top and tile junction be renewed to help prevent moisture ingress. Repairs and maintenance should be carried out as deemed necessary.





Finding 2.18

Building:	Main Building
Location:	Enclosed side veranda area
Finding:	Poorly Laid Floor Tiles to Enclosed Veranda Area
Information:	The floor tiles to the enclosed veranda area were found to be poorly laid at the time of inspection. Poor installation of tiles may lead to movement, cracking, or loosening of the tiles over time if not addressed. This condition may be due to inadequate surface preparation, insufficient adhesive, or poor workmanship during installation. It is recommended that a qualified tiler assess the tiled area and carry out repairs or reinstallation as required to ensure the tiles are properly secured and finished. Repairs should be carried out as deemed necessary.



Finding 2.19

Building:	Carport
Location:	External roof
Finding:	Rust to Carport Roof Cladding
Information:	Rust was identified to the carport roof cladding at the time of inspection. Corrosion to metal roofing can occur over time due to exposure to weather and moisture and may worsen if not addressed. Continued deterioration may lead to weakening of the roofing material and further leaking. It is recommended that a qualified roofer or metal roofing contractor assess the affected areas and carry out cleaning, treatment, repair, or replacement as required to prevent further deterioration. Repairs should be carried out as deemed necessary.



Finding 2.20

Building:	Yard
Location:	Pool
Finding:	Loose Pool Coping and Deteriorated Grout Around Pool
Information:	The paving around the pool was found to be in good condition at the time of inspection. However, sections of the pool coping were loose and the grout to the pool coping and tile band was deteriorated. Loose coping and deteriorated grout can allow movement of the coping and may permit water penetration which can lead to further deterioration if not addressed. It is recommended that a qualified tiler or pool contractor assess the affected areas and carry out re-fixing of the coping and re-grouting as required to prevent further deterioration. Repairs should be carried out as deemed necessary.



Finding 2.21

Building:	Yard
Location:	Pool
Finding:	Pool Pump Not Operating at Time of Inspection – Equipment in Average Condition
Information:	The pool pump and associated plumbing were found to be in average condition at the time of inspection; however, the pump was not operating at the time of inspection. The reason for the pump not functioning could not be determined during the visual inspection. It is recommended that a qualified pool technician or electrician inspect the pump and associated equipment to determine the cause of the issue and carry out repairs as required to ensure the system is functioning correctly. Repairs should be carried out as deemed necessary.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Ceiling around patio area
Finding:	Patio Ceiling Cladding Damage, Poor Paint Finish and Missing Timber Trim
Information:	The ceiling around the patio area was found to be in poor condition at the time of inspection. Defects observed included a hole in the ceiling cladding, a poor-quality paint finish, and missing timber trim to the right-hand side of the patio ceiling. These issues may allow deterioration to progress and reduce the overall durability and appearance of the area. This condition may be due to ageing materials or previous poor-quality repairs or installation. It is recommended that a qualified carpenter and/or painter carry out repairs to the ceiling cladding, replace missing trims, and rectify the paint finish to prevent further deterioration. Regular maintenance of external ceiling areas will assist in preventing similar issues in the future. Repair or replacement should be carried out as deemed necessary.



Finding 3.02

Building:	Main Building
Location:	Rear left hand corner of building
Finding:	Downpipe Not Secured to Wall at Rear Left Corner of Building
Information:	A downpipe at the rear left-hand corner of the building was observed to be connected to the gutter but not properly secured along the wall at the time of inspection. Downpipes should be adequately fixed to the wall to provide support and prevent movement or damage during normal use and weather events. This condition may be due to missing or loose brackets or previous repairs. It is recommended that a qualified plumber or handyman secure the downpipe to the wall with appropriate brackets to ensure it is adequately supported and functioning as intended. Repairs should be carried out as deemed necessary.



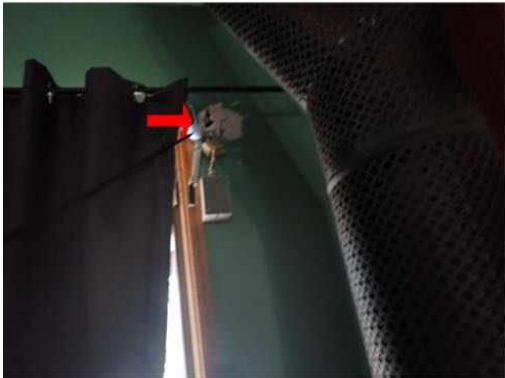
Finding 3.03

Building:	Main Building
Location:	Patio area
Finding:	Timber Trellis to Patio in Average Condition
Information:	The timber trellis on the right-hand and front sections of the patio were found to be in average condition at the time of inspection. Deterioration and weathering to timber trellis elements are common with this type of building material due to ongoing exposure to the elements and ageing of the timber. It is recommended that a qualified carpenter carry out maintenance, repairs, or replacement of deteriorated sections as required. Regular sealing, painting, or treatment of the timber will assist in extending the service life of the trellis. Repairs or replacement should be carried out as deemed necessary.



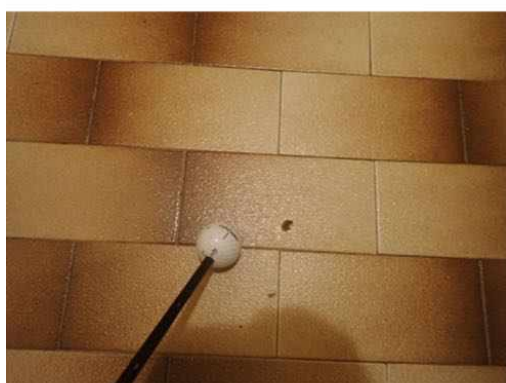
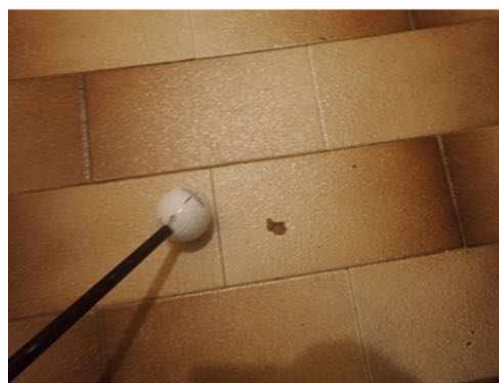
Finding 3.04

Building: Main Building
Location: Living room
Finding: Small Holes in Plasterboard Cladding
Information: A small hole was identified in the plasterboard wall cladding behind the front entry door and living room wall at the time of inspection. Damage to internal cladding can occur due to impact, general wear, or previous alterations and may allow further deterioration if not repaired. It is recommended that a qualified plasterer or handyman repair the affected section of plasterboard and refinish the surface as required to restore the wall finish. Repairs should be carried out as deemed necessary.



Finding 3.05

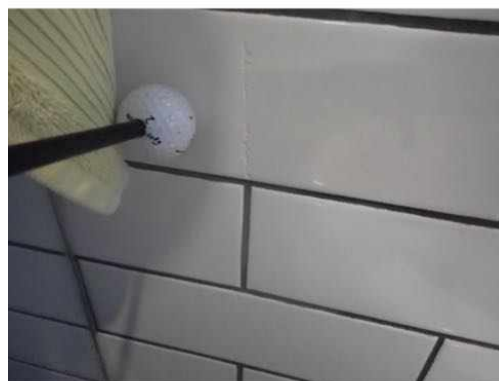
Building:	Main Building
Location:	Laundry
Finding:	Chipped Floor Tiles to Laundry
Information:	Chipped floor tiles were identified in the laundry at the time of inspection. Damage to floor tiles can occur due to impact, general wear, or movement and may worsen over time if not repaired. It is recommended that a qualified tiler assess the affected tiles and carry out repairs or replacement as required to maintain the condition of the floor surface. Repairs should be carried out as deemed necessary.



Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Small Cracks in Bathroom Wall Tiles
Information:	Small cracks were identified in the bathroom wall tiles at the time of inspection. Cracking to wall tiles can occur due to minor movement in the wall structure, impact damage, or deterioration of the tile adhesive over time. Damaged tiles may allow moisture to penetrate behind the tiled surface if not maintained. It is recommended that a qualified tiler assess the affected tiles and carry out repairs or replacement as required to maintain the integrity of the tiled surface. Repairs should be carried out as

deemed necessary.



Finding 3.07

Building: Main Building

Location: Bathroom

Finding: Bath Tub Tap Wall Penetrations Not Sealed

Information: The wall penetrations around the bath tub taps were not sealed at the time of inspection. Unsealed penetrations in wet areas may allow water to enter the wall cavity which can lead to moisture damage and deterioration of surrounding building materials over time. This condition may be due to poor installation or deterioration of previous sealant. It is recommended that a qualified plumber or tiler seal the penetrations with an appropriate waterproof sealant to help prevent moisture ingress. Repairs should be carried out as deemed necessary.



Finding 3.08

Building: Main Building

Location: Toilet (WC)

Finding: Loose Toilet Suite with Duct Tape Around Plumbing Connection

Information: The toilet suite was found to be loose at the time of inspection, and duct tape had been wrapped around the plumbing connection. A loose toilet can lead to movement of the fixture, potential leaks, and damage to surrounding flooring or plumbing

components if not addressed. The duct tape around the plumbing connection may indicate a previous or ongoing leak. It is recommended that a qualified plumber inspect the toilet installation and plumbing connections and carry out repairs or reinstallation as required to ensure the fixture is secure and functioning correctly. Repairs should be carried out as deemed necessary.



Finding 3.09

Building:	Main Building
Location:	Rear sliding doors
Finding:	Rear Sliding Doors Difficult to Operate
Information:	The rear sliding doors were found to be hard to slide during normal operation at the time of inspection. Difficulty operating sliding doors can be caused by worn rollers, misalignment, debris in the tracks, or general wear over time. It is recommended that a qualified carpenter or suitably experienced handyman inspect the doors and carry out adjustments, repairs, or replacement of worn components as required to ensure the doors operate smoothly. Repairs should be carried out as deemed necessary.



Finding 3.10

Building:	Shed
Location:	Left hand side
Finding:	Impact Damage to Right-Hand Wall Cladding of Green Shed
Information:	Impact-related damage was identified to the right-hand wall cladding of the green shed at the time of inspection. Damage of this nature can compromise the protective function of the cladding and may allow moisture to enter the wall structure if not repaired. This condition may have been caused by accidental impact. It is recommended that a qualified builder or handyman assess the affected cladding and carry out repairs or replacement as required to prevent further deterioration. Repairs should be carried out as deemed necessary.



Live Timber Pest Activity

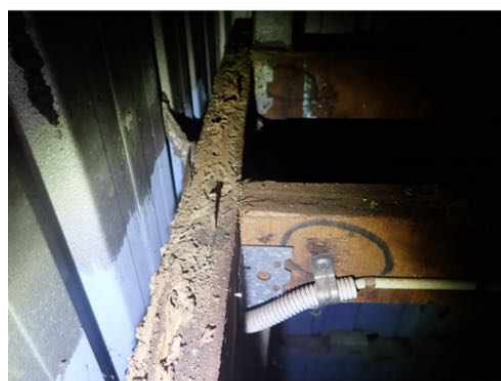
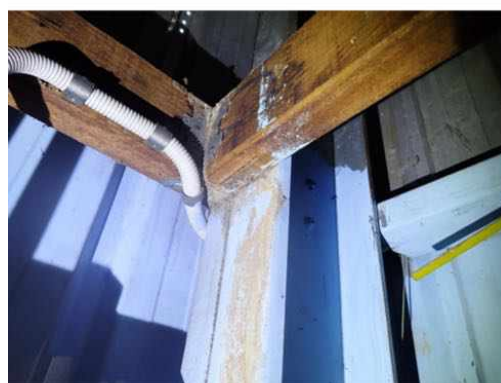
No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Shed
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Location:	Shed
Finding:	Termite Damage to Timber at Right-Hand Front Corner of Shed Near Toilet
Information:	Termite damage was identified to timber at the right-hand front corner of the shed near the toilet at the time of inspection. Timber affected by termite activity may have reduced structural strength. This condition indicates previous or possible ongoing termite activity in the area. It is recommended that a licensed pest control specialist carry out a further assessment and implement appropriate termite management measures, and that a qualified carpenter or builder repair or replace any damaged timber as required. Further investigation and rectification works should be carried out as deemed necessary.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Patio area
Finding:	No Slab Edge Inspection Zone – Conditions Conducive to Termite Attack
Information:	No visible slab edge inspection zone was identified around sections of the building at the time of inspection. The lack of a clear inspection zone can conceal termite activity and creates conditions conducive to termite attack, as it restricts the ability to visually inspect the slab edge for termite entry points or activity. This condition may be due to

surrounding ground levels, paving, garden beds, or other materials covering the slab edge. It is recommended that a qualified builder, landscaper, or pest control specialist expose an adequate slab edge inspection zone around the perimeter of the building to allow for proper inspection and reduce the risk of concealed termite entry. Maintaining a clear inspection zone will assist in early detection and prevention of termite activity. Rectification should be carried out as deemed necessary.



Finding 6.02

Building:	Carport
Location:	Carports
Finding:	Timber in Contact with Ground at Carport Posts – Conditions Conducive to Timber Pest Attack
Information:	Timber elements were observed to be in direct contact with the ground at the carport posts and to timber located along the ground near the posts at the time of inspection. Timber in ground contact is considered a condition conducive to timber pest attack and may also lead to accelerated timber deterioration due to ongoing moisture exposure. It is recommended that a qualified carpenter or builder modify or replace the affected timber to ensure adequate clearance from the ground and reduce the risk of termite activity and timber decay. Rectification should be carried out as deemed necessary.



Finding 6.03

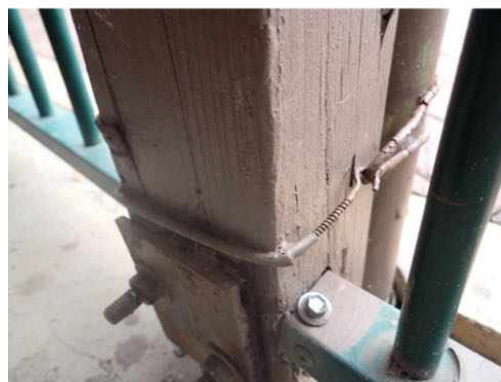
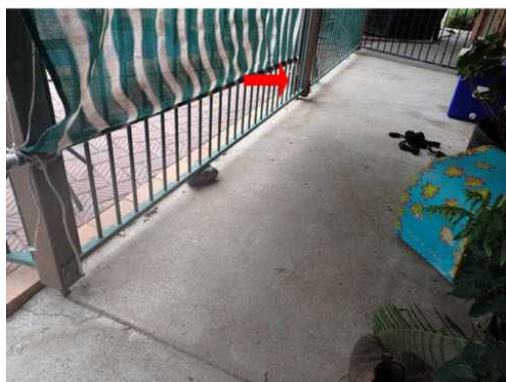
Building: Yard
Location: Yard
Finding: Timber in Contact with Ground Near Main Building – Conditions Conducive to Termite Attack
Information: Timber was observed to be in direct contact with the ground near the main building at the time of inspection. Timber in ground contact is considered a condition conducive to termite attack and may also lead to accelerated timber deterioration due to ongoing moisture exposure. It is recommended that any timber in contact with the ground around the building should be removed to reduce the risk of termite activity and timber decay. Rectification should be carried out as deemed necessary.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Patio area
Finding:	Wood Rot to Bottom of Timber Veranda Posts
Information:	Wood rot was identified to the bottom of the timber veranda posts at the time of inspection. Deterioration to structural timber elements can reduce the strength and durability of the posts and may worsen if left unaddressed. This condition is commonly caused by prolonged moisture exposure, timber in close proximity to ground level, or inadequate protection of the timber from weather and moisture. It is recommended that a qualified carpenter or builder assess the affected posts and carry out repairs or replacement as required. Ensuring timber posts are adequately sealed, protected from moisture, and maintained will assist in preventing further deterioration. Repair or replacement should be carried out as deemed necessary.



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

- Asbestos Inspector
- Licensed Electrician
- Registered/Licensed Builder
- Registered Roofing Contractor
- Reinspection by Jim's Building Inspections
- 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

- At the time of inspection, the property was found to be in fair condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	External roof
Finding:	Roof Tiles Faded but in Fair Condition
Information:	The roof tiles were found to be in fair condition at the time of inspection, however general fading of the tile surface was noted. Fading of roof tiles commonly occurs over time due to ageing and prolonged exposure to the elements and is typical for roof coverings of this age. It is recommended that the roof covering continue to be maintained and monitored as part of normal property maintenance. Any repairs or replacement of damaged tiles should be carried out by a qualified roofer as deemed necessary.



Noted Item

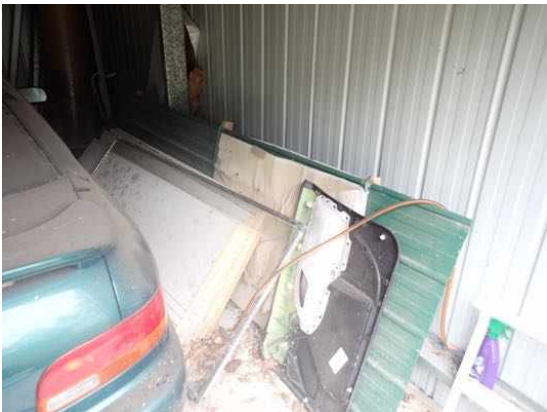
Building:	Not Applicable
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the area at the time of inspection. These obstructions can hide an array of defects 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:	Shed
Location:	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 area 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.

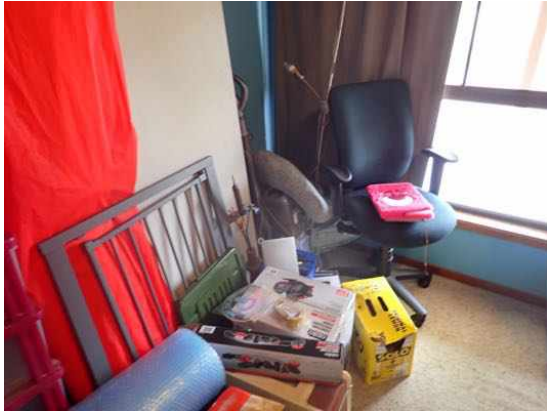


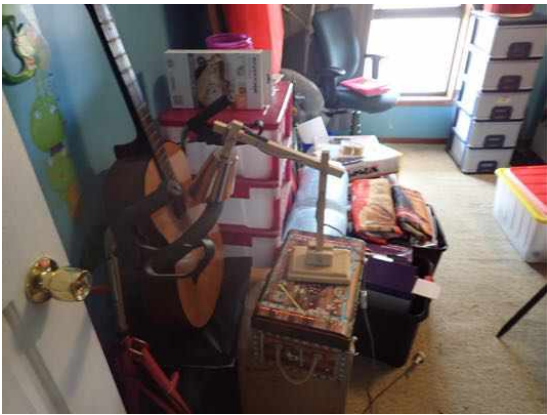


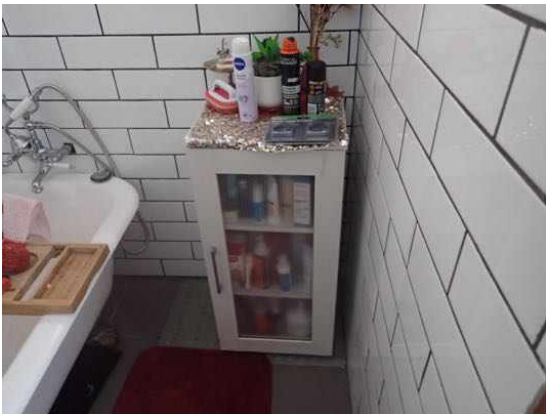
Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the area 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.











Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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