



Building and Timber Pest Inspection Report

Inspection Date: Tue, 20 Jan 2026

Property Address: 55 McDougall Pl, Fernmount NSW 2454,
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: Tue, 20 Jan 2026

Modified Date: Tue, 27 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 55 McDougall Pl, Fernmount NSW 2454, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Leon Pennell Ph: 0422 441 126
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Company Email: Coffsharbour@jimsbuildinginspections.com.au

Company Contact Numbers: 0422 441 126

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: There were limiting factors that prevented a thorough inspection of several areas in and around the home at the time of this inspection. These areas have been documented in this report. Please read the report in its entirety.

The sheds and outbuildings were not included in this report.

A moisture metre and thermal imaging camera was used in the inspection of this house.

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 termite treatment is required.

Section B General

General description of the property

Building Type	Rural
Company or Strata title	No
Floor	Masonry Piers, Timber floor structure, strip flooring
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Fence - Post and Rail Construction, Fence - Perforated Materials / Wire Mesh, Footpath, Porch, Retaining Walls, Carport, Shed, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Architraves, Skirting Boards, Stair Railing, Staircase, Deck, Doors, Door Frames, Timber Wall Panelling, Veranda Posts, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad
Weather	Raining

Section C Accessibility

Areas Inspected

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

- Exterior
- Posts
- Fencing
- Roof Exterior - Part
- Roof Void - Part
- Slab
- Stumps
- Subfloor - Part
- Wall Exterior
- Interior
- Gardens
- Site part

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.
- Outside of the fencing.
- Roof Exterior - Part
- Site - Part.

- Subfloor - Part.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Ceiling linings
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Evidence of recently painted walls or ceilings
- Debris in gutters
- Decking
- Debris or rubbish
- Duct work
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Inclement weather conditions prevented inspection of roof exterior
- Lack of clearance - subfloor
- Patio
- Landscaping
- Stored items

- Vapour barrier
- Subfloor area - Limited access due to restrictive crawl space
- 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**

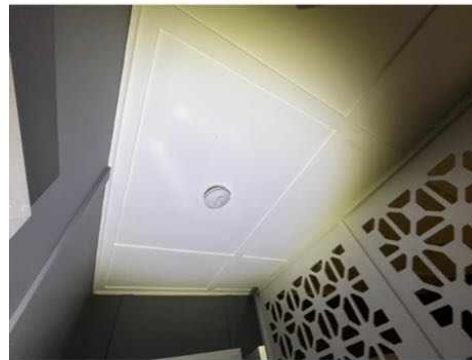
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Bungalow entry
Finding:	Bungalow entry - safety hazard
Information:	At the time of this inspection it was observed that the smoke detector to the bungalow entry was damaged or the battery had been removed, it is recommended that an electrician repair or replace the smoke detector as soon as possible as this has the potential to be a safety hazard.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Carport
Finding:	Carport - defects

Information: At the time of this inspection it was observed that the carport area had a number of defects,

1 - At the time of this inspection a number of significant cracks were evident in the concrete driveway.

A crack coded as Category 4 was identified in the slab.

A Category 4 crack is described as a crack that appears as a gap in the slab, with disturbing curvature or change in level affecting the slab.

The approximate width of the crack or gap is 4mm-10mm or a change in offset of greater than 25mm when a 3m straight edge is placed over the defect.

Category 4 cracking to slabs exceeds allowable Standards and Tolerances, and are therefore considered as major defects that require rectification..

2 - It was observed that there was minor fungal decay (wood rot) and damage to the carport timber fascia, it is recommended that the affected timber be repaired or replaced by a carpenter and all external timber elements be repainted.

3 - It was noted that there was damage to the clear roof sheeting, also noted was the excessive build up of leaves on the carport roof under the bungalow roof. All leaf litter should be removed and the damaged roof sheets replaced.

4 - Green mould was evident to the rear wall of the carport, this should be cleaned.

5 - It was further observed that the guttering to the walkway roof behind the carport had partially fallen off, also noted was that the water tank was over flowing. These issues has allowed water to pond at the rear of the carport. It is recommended that a plumber provide additional overflow drainage to the tank, repair or replace the damaged gutter and provide additional drainage to the rear of the carport if required.

6 - It was evident that there was excessive vegetation growth and stored items concealing areas of the external bungalow walls, this vegetation should be removed and the area be reinspected.







Minor Defect

Finding 3.01

Building: Main Building
Location: Front deck
Finding: Front deck - defects

Information: At the time of this inspection, it was observed that there were several areas of the timber decking that were deteriorated, it is recommended that a painter prepare and coat the decking Timbers, this will increase the service life of the timber elements.

It was also observed that sections of the roof frame had mould growth evident, it is recommended that the mould be cleaned off the Timbers.





Finding 3.02

Building: Main Building

Location: Entry

Finding: Entry - minor defects

Information: At the time of this inspection, it was observed that the front door was binding on the floor causing damage, it is recommended that a carpenter adjust the door for smooth operation.

It was also observed that a section of the flooring inside the entry door was faded and deteriorated, it is recommended that the flooring is re sanded and re polished at your discretion.



Finding 3.03

Building: Main Building

Location: Bedroom 2

Finding: Bedroom 2 - defects

Information: At the time of this inspection, it was also observed that a section of the flooring inside the French doors and under the end of the bed were faded and deteriorated, it is recommended that the flooring be repaired as required, is re sanded and re polished at your discretion.



Finding 3.04

Building: Main Building
Location: Lounge Room
Finding: Lounge room - defects
Information: At the time of this inspection, it was observed that there was water staining evident to the timber scotia, it is recommended that a roofer thoroughly inspect the roofing and flashings over this area to determine if there is a leak in the roofing, once determined, a painter should repaint the affected area.





Finding 3.05

Building: Main Building

Location: Sunroom

Finding: Sunroom - defects

Information: It was noted that the passage door was binding on the lock side door jamb, it is recommended that a carpenter adjust the door for smooth operation.



Finding 3.06

Building: Main Building

Location: Rear entry

Finding: Rear entry - defect

Information: It was also observed that a section of the flooring inside the rear entry door was faded and deteriorated, it is recommended that the flooring is re sanded and re polished at your discretion.



Finding 3.07

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen - minor defects
Information:	At the time of this inspection, it was observed that there was cracking to the internal wall junction of the splash back tiles, it is recommended that a tiler re seal the junction with flexible sealant.



Finding 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Moisture - ensuite excessive moisture evident
Information:	At the time of this inspection a moisture meter was used to take reading of moisture outside the shower cubicle on both tiled walls.

A higher than expected moisture reading was evident in the shower wall on the right side and the shower wall.

The moisture meter reading on the right side tile was 20 out of a maximum of 30 on the moisture meter.

No evidence of water damage to the underside of the shower floor was seen.

It is suggested that there may be water escaping the shower screen/tile wall junction, a tiler may need to re seal the junction with flexible sealant.

It is recommended that a builder and plumber investigate this issue further to determine the cause of the raised moisture content in the wall tiles and suggest required remedial works to be undertaken.

It was also noted that the shower floor falls towards the east wall, it was observed that there was a small amount of ponding water against the wall. Without re tiling the floor, there is not a lot can be done about this issue.



Finding 3.09

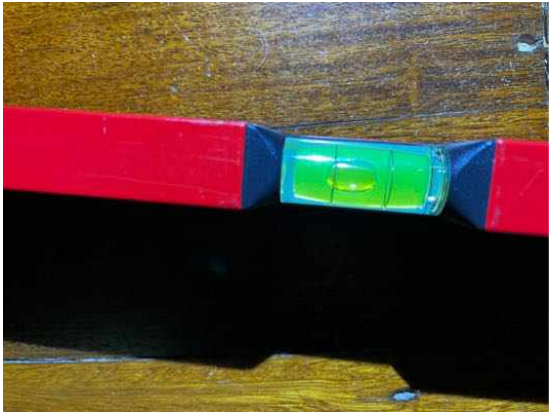
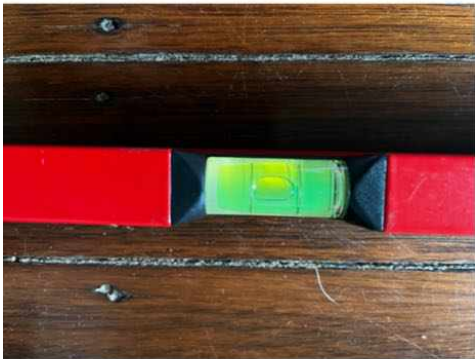
Building:	Main Building
Location:	All Internal Areas
Finding:	Timber floors - out of level
Information:	At the time of this inspection it was observed that the timber floors were generally reasonably level throughout the house.

Some floors were out of level in several directions by between 5mm and 10mm over the length of a 2m level.

The exception was the piano room which was out of level by 25mm over a 2m level.

It is assumed that this is as a result of movement in the subfloor piers and floor over time.

It is recommended that a builder thoroughly inspect the subfloor area to determine the cause of the movement and to recommended remedial works to level the floors if desired.





Finding 3.10

Building:	Main Building
Location:	Roof Void
Finding:	Roof void - excessive insulation
Information:	At the time of this inspection it was evident that numerous insulation batts extended over the top plate of the timber frame.

Generally the timber frame top wall plate and the timber ceiling joists were not able to be inspected due to the excessive insulation placement.

It is recommended that any offending insulation be adjusted to allow full inspection.

An insulation company should be engaged to complete this work at your convenience and the area be reinspected.

Areas of low roof pitch were also encountered preventing a full inspection.

NOTE: Several insulation batt corners were pulled up for a random inspection.

NOTE: It was also observed that possible asbestos containing sheets were visible in the roofing void, it is recommended that no work be carried out in this area until the sheeting has been sampled, tested and reported for asbestos.





Finding 3.11

Building:	Main Building
Location:	Bungalow lounge
Finding:	Bungalow lounge room - defects
Information:	<p>At the time of this inspection it was observed that there were a number of defects in the bungalow lounge room,</p> <p>1 - There was deterioration to the timber window frames externally, a painter should sand and repaint the window frames.</p> <p>2 - It was observed that there was a crack to the timber trim/wall sheet junction to the North west corner of the lounge room.</p>

NOTE: The flooring sheets were unfinished timber with no floor coverings.



Finding 3.12

Building: Main Building
 Location: Bungalow bathroom
 Finding: Bathroom - defects
 Information: At the time of this inspection it was observed that there were a number of defects in the bungalow bathroom area,

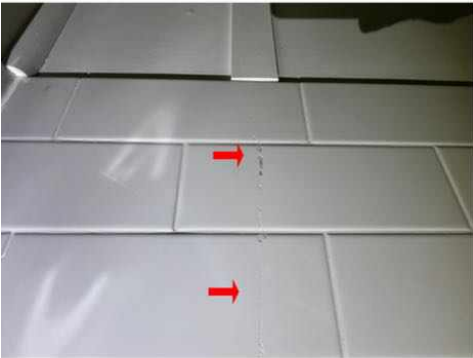
1 - It was observed that the passage door lock did not cover the hole in the door, also noted was that the door lock did not latch when closed. It is recommended that a carpenter replace the lock with one that covers the hole.

2 - It was observed that there was minor cracking to the timber scotia trim around the cornice area, it is recommended that a carpenter re fix the trims and a painter fills any gaps and repaints as required.

3 - It observed that the sliding window track was rusted, it is recommended that the track be sanded and repainted or replaced.

4 - It was observed that there was a vertical crack through a number of tiles to the wall inside the passage door, it is assumed that the cracking has been caused by movement in the bungalow framing. It is recommended that a builder determine the

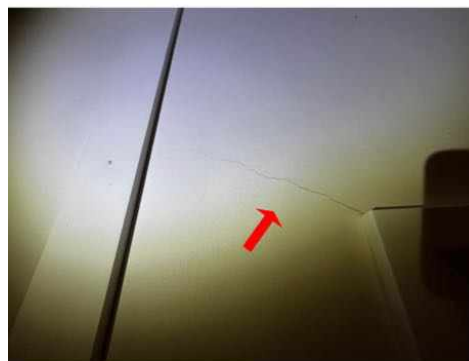
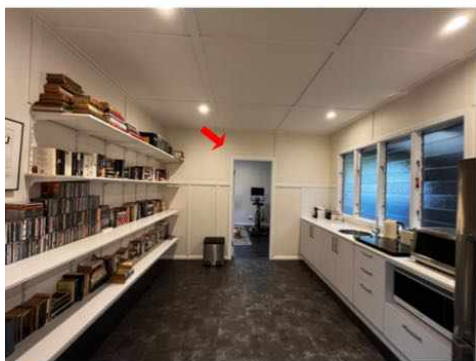
cause of the movement and a tiler replace the cracked tiles.





Finding 3.13

Building:	Main Building
Location:	Bungalow kitchen
Finding:	Kitchen - minor defects
Information:	At the time of this inspection, it was observed that there was a minor cracking to the wall sheeting above the southern kitchen passage door, it is recommended that a painter fill the crack and repaint the wall.



Finding 3.14

Building:	Main Building
Location:	Laundry
Finding:	Laundry - defects
Information:	At the time of this inspection, it was noted that the external door appeared to be an internal grade door and had moisture damage. It is recommended that a carpenter replace mother door with an external grade door as soon as possible.

It was also noted that there were gaps in the skirting and trims to the north west corner of the laundry, a painter should fill the gaps and repaint as required.



Finding 3.15

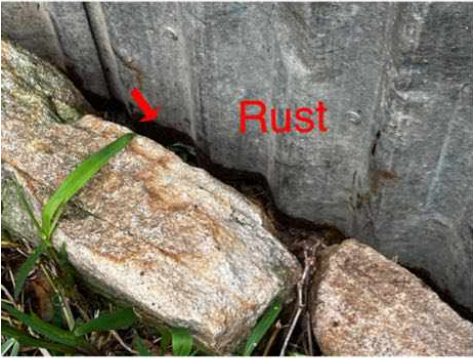
Building: Main Building
 Location: Bungalow exterior walls - rear
 Finding: Exterior rear - defects
 Information: It was observed at the time of this inspection that there were a number of minor defects to the rear of the house,

1 - There was rusting evident to the corrugated iron subfloor screening and minor corrosion to sections of the metal storm shutters. It is recommended that any rusted sheets be sanded and painted or replaced.

2 - It was evident that there was minor deterioration to sections of the timber window

exteriors, it is recommended that a painter sand, patch, putty and repaint all external timber elements to extend the service life of the timber.

3 - It was observed that the gutters had leaf litter evident, the gutters should be cleaned out and consideration given to fitting gutter guards.





Finding 3.16

Building: Main Building
 Location: Bungalow exterior walls - right side
 Finding: Exterior area - right side
 Information: At the time of this inspection it was observed that there were several defects to the right side wall area of the house,

1.- It was observed that the end of several timber roof battens had minor fungal decay (wood rot) evident. It is recommended that a painter repaint all exposed timber elements for extended service life.

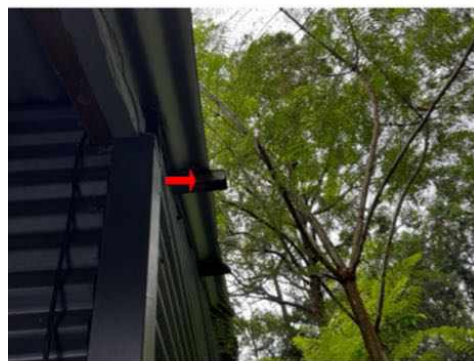
2 - It was observed that all surfaces of the end wall had areas of moss growth, this

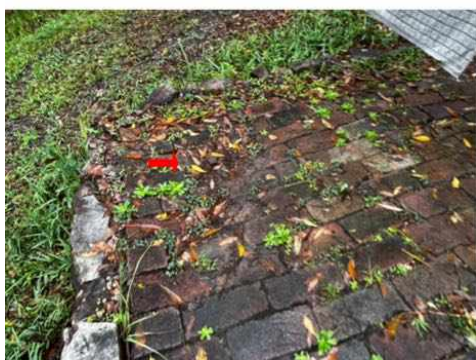
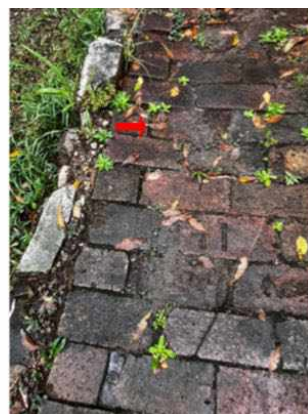
growth should be pressure cleaned.

3 - There was rusting evident to the corrugated iron subfloor screening and flashings, it is recommended that any rusted sheets be sanded and painted or replaced.

4 - It was observed that the air conditioning units were mouldy with vegetation growth around the units and sitting close to the ground, it is recommended that the vegetation be removed, the units cleaned and lifted up to gain airflow as soon as possible.

5 - It was observed that the rear paved area was overgrown with weeds and there were a number of sunken and damaged areas evident. It is recommended that a landscaper provide maintenance and cleaning to this area to level the pavers as soon as possible.





Finding 3.17

Building:	Main Building
Location:	Roof void bungalow
Finding:	Roof void - excessive insulation
Information:	At the time of this inspection it was evident that numerous insulation batts extended over the top plate of the timber wall frame and ceiling joists, these timber members were not able to be inspected because of the excessive insulation placement.

It is recommended that any offending insulation be adjusted to allow full inspection.

An insulation company should be engaged to complete this work at your convenience and the area be reinspected.

NOTE: The roof Timbers appeared to be recycled Timbers, no insulation blanket or sarking was evident under the roof sheeting and the crawl space was too low to inspect.



Finding 3.18

Building: Main Building
 Location: Roof exterior bungalow
 Finding: Roof exterior and guttering
 Information: At the time of this inspection, the roof sheeting and roof flashings appeared to be in a weathered condition with some deterioration and mould growth evident. The roof sheets should be pressure cleaned.

The guttering had an excessive build up of leaf litter in areas and should be cleaned out, consideration should be given to fitting gutter guards.

The front section of roof only, was inspected from a ladder, due to Workplace Health and Safety constraints.

It is recommended that a roofer thoroughly inspect the roof sheets, roof flashings and guttering as soon as possible.



Finding 3.19

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Exterior rear - defects
Information:	At the time of this inspection it was observed that there was vegetation growth and stored items partially obscuring the rear wall, it was observed that there was minor fungal decay (wood rot) evident in a number of the timber weatherboards and a gap in the weatherboards at the enclosed gate entry.

A carpenter should repair any damaged Timbers and a painter should fill the gap and repaint the affected area.

It was observed that the air conditioning units were mouldy and sitting close to the ground, it is recommended that the units cleaned and lifted up to gain airflow as soon as possible.

It was further observed that the timber screen to the rear service courtyard had moss growth evident, the screen should be cleaned and any timber element in contact with the ground should have an air gap provided under it, Timbers in contact with the ground have the potential to attract termites and rot quickly.

It is recommended that the vegetation and the stored items be thinned out or removed and the area be reinspected as soon as possible.





Finding 3.20

Building: Main Building
Location: All External Areas
Finding: Yard area - defects

Information: It was observed at the time of this inspection that the yard areas around the house were extremely overgrown with vegetation. Many items of the construction, fences, trees, paths and retaining walls were not able to be inspected thoroughly due to the overgrown nature of the vegetation.

It is recommended that all yard area vegetation be thinned out or removed and all yard areas be reinspected as soon as possible.

It was observed that the driveway was unformed gravel.







Finding 3.21

Building: Main Building
Location: Deck
Finding: External Timber Balcony or Deck - Structural Stability
Information: The load capacity of the external balcony or deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural Engineer further assess the external timber balcony or deck to inform the client of its load capacity. Regular maintenance

inspections by competent practitioners is needed.



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:	Bungalow exterior walls - left side
Finding:	Exterior area - left side
Information:	At the time of this inspection it was observed that there were a number of minor defects to the external walls on the left side of the house.

1.- It was observed that there was minor damage to the roof sheeting at this side of the house, it was also noted that the end of several timber roof battens had minor fungal decay (wood rot) evident. It is recommended that a roofer replace the damaged roof sheeting and as painter repaint all exposed timber elements for extended service life.

2 - It was evident that there was excessive vegetation growth concealing areas of the external bungalow walls, this vegetation should be removed and the area be reinspected.

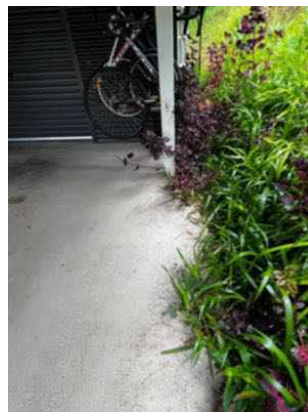


Finding 6.02

Building:	Main Building
Location:	Bungalow exterior walls - front
Finding:	Exterior area front - defects
Information:	At the time of this inspection it was observed that there were a number of minor defects to the external walls on the front of the house.

It was evident that there was excessive vegetation growth concealing areas of the external bungalow walls, this vegetation should be removed and the area be reinspected.

Also evident was that there was minor rust to the louvre window frames, it is recommended that the rust be sanded and the frames be painted or replaced at your discretion.



Finding 6.03

Building: Main Building
 Location: Exterior walls - right side
 Finding: Exterior area - right side
 Information: At the time of this inspection it was observed that there was excessive shrub and other vegetation growth obscuring the right side wall, it was observed that there was minor fungal decay (wood rot) evident in a number of the timber weatherboards it is recommended that the shrubs and other vegetation be thinned out or removed and the area be reinspected as soon as possible.



Finding 6.04

Building:	Main Building
Location:	Exterior walls - front
Finding:	Exterior area front - defects
Information:	It was observed at the time of this inspection that there were a number of defects at the front of the house,

At the time of this inspection it was observed that there was excessive shrubs, box hedges and other vegetation growth obscuring the front wall.

It was observed that the “crazy paved” path was overgrown and mouldy, it is recommended that the vegetation be cut back and the path be pressure cleaned.

It was also observed that the metal down pipe bracket was rusted and broken, it is recommended that a plumber replace the bracket as soon as possible.

It was observed that there was minor fungal decay (wood rot) evident in a number of the timber weatherboards. It is recommended that the shrubs and other vegetation be thinned out or removed and the area be reinspected as soon as possible.



Finding 6.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Exterior area - left side
Information:	At the time of this inspection it was observed that there was excessive shrub and other vegetation growth obscuring the right side wall and subfloor area, it was observed that there was minor fungal decay (wood rot) evident in a number of the timber weatherboards, It is recommended that the shrubs and other vegetation be thinned out or removed and the area be reinspected as soon as possible.

It was observed that a timber window had an unpainted edge visible, this edge should be painted as soon as possible.



Finding 6.06

Building:	Main Building
Location:	Subfloor bungalow
Finding:	Subfloor space - defects
Information:	At the time of this inspection, it was observed that the subfloor area appeared to be in fair condition. Stored pipes were encountered, these should be removed. It was observed that the front side of the subfloor had low crawl space and excessive vegetation was obscuring the edges of the subfloor area. It is recommended that the vegetation be removed and the subfloor area be reinspected.



Finding 6.07

Building:	Main Building
Location:	Subfloor house
Finding:	Subfloor space - defects
Information:	At the time of this inspection, it was observed that the subfloor area appeared to be in fair condition. It was observed that excessive vegetation was obscuring some edges of the subfloor area. It is recommended that the vegetation be removed and the subfloor area be reinspected.

It was also observed that there was a section of timber framing in the bathroom area that appeared to have no termite protection, it is recommended that a timber pest

expert provide protection to this area of the subfloor.





Finding 6.08

Building:	Main Building
Location:	All External Areas
Finding:	Evidence of previous termite management system was identified - metal ant caps
Information:	At the time of this inspection it was noted that there was a physical termite barrier installed to the sub floor area at the time of construction, this is in the form of metal ant caps.

There was no further evidence of any timber pest inspections or treatments at the property.

One section of the subfloor area to the house bathroom appeared to have no termite protection.

As a consequence of the conducive conditions for the infestation or attack by timber pests that exist around the external of the building (excessive vegetation) and the sub floor area (low crawl space), it is highly recommended that a professional timber pest practitioner be engaged to complete a thorough timber pest inspection to all areas of the yard and buildings once the vegetation has been thinned out or cleared and provide and implement a suitable Timber Pest Management Plan and soon as possible.





Finding 6.09

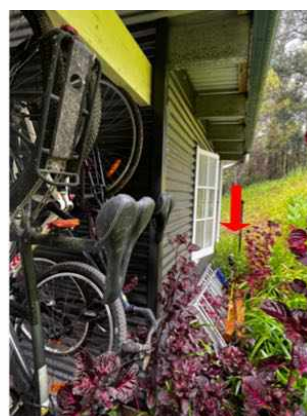
Building:	Main Building
Location:	All External Areas
Finding:	Possible concealed termite entry areas - conducive to termite attack
Information:	At the time of this inspection, numerous areas of possible concealed termite entry points were observed.

These areas are points on the exterior of the building where it is not possible to view the external cladding or slab/foundation edge because of close proximity of external members/features.

These elements could be fixtures and fitting, landscaping elements, high ground levels, external pipes or ductwork, fixed items against the building, unprotected piers, garden bark, retaining walls abutting the external walls, etc.

These areas should be cleared if possible and monitored regularly for termite infestation by a timber pest expert.

It is recommended that a timber pest expert provide and implement a Timber Pest Management Plan as soon as possible.









Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

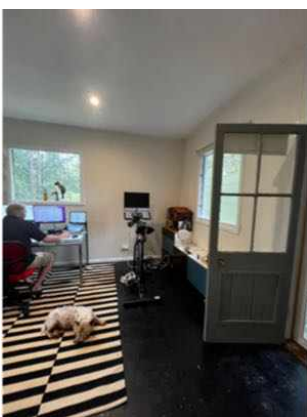
Location: Office

Finding: Office - defects

Information: At the time of this inspection it was noted that there were a number of minor defects in the office,

1 - At the time of this inspection it was observed that the smoke detector to the bungalow was missing, it is recommended that an electrician replace the smoke detector as soon as possible as this has the potential to be a safety hazard.

2 - The external office door had minor damage and the external timber door sill was severely deteriorated. It is recommended that a carpenter repair the damage to the door and replace the timber sill.





Finding 7.02

Building:	Main Building
Location:	Roof exterior house
Finding:	Roof exterior and guttering
Information:	At the time of this inspection, the roof sheeting and roof flashings appeared to be in a weathered condition with some deterioration, rust and mould growth evident. The roof sheets should be pressure cleaned.

Several roof sheets over the bathroom had minor rust evident and some of the roofing screws were rusted. It is recommended that a roofer replace any rusted element as soon as possible.

The guttering had a build up of leaf litter in areas and should be cleaned out, consideration should be given to fitting gutter guards.

It was also noted that 2 of the walls sheets above the entry door roof were cracked and the timber trim to the bottom of the wall sheets had significant fungal decay (wood rot) evident. It is recommended that a carpenter replace the cracked sheets and timber trim and all new work be painted.

The front section of roof only, was inspected from a ladder, due to Workplace Health and Safety constraints and the placement of vegetation.

It is recommended that a roofer thoroughly inspect the roof sheets, roof flashings and guttering as soon as possible.





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

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

- This house was in good condition internally for a renovated house and fair condition for a partially renovated house externally when compared to other houses of similar age and construction type.

There were numerous minor defects and one major defect as well as several potential safety hazards encountered, as detailed in this report.

A number of external timber elements had minor fungal decay evident.

At the time of this inspection it was noted that there was a physical termite barrier installed to the sub floor area at the time of construction, this is in the form of metal ant caps. There was no further evidence of any timber pest inspections or treatments at the property. One section of the subfloor area to the house bathroom appeared to have no termite protection. As a consequence of the conducive conditions for the infestation or attack by timber pests that exist around the external of the building (excessive vegetation) and the sub floor area (low crawl space), it is highly recommended that a professional timber pest practitioner be engaged to complete a thorough timber pest inspection to all areas of the yard and buildings once the vegetation has been thinned out or cleared and provide and implement a suitable Timber Pest Management Plan and soon as possible.

At the time of this inspection, the roof sheeting and roof flashings appeared to be in a weathered condition with some deterioration, minor rust in one area and mould growth evident. Several roof sheets over the bathroom had minor rust evident and some of the roofing screws were rusted. The guttering had a build up of leaf litter in areas and should be cleaned out, consideration should be given to fitting gutter guards. The front section of roof only, was inspected from a ladder, due to Workplace Health and Safety constraints and rain. It is recommended that a roofer thoroughly inspect the roof sheets, roof flashings and guttering as soon as possible.

It was observed at the time of this inspection that the yard areas around the house were extremely overgrown with vegetation. Many items of the construction, fences, trees, paths and retaining walls were not able to be inspected thoroughly due to the overgrown nature of the vegetation. It is recommended that all yard area vegetation be thinned out or removed and all yard areas be reinspected as soon as possible.

It was observed that the driveway was unformed gravel.

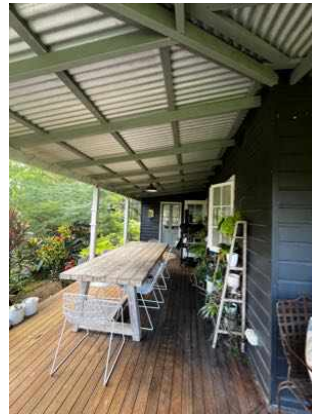
For further information, advice and clarification please contact Leon Pennell on: 0422 441 126

Section D Significant Items

The following items were noted as - For your information

Noted Item

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





Noted Item

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







Noted Item

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





Noted Item

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





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.