



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 8 Dec 2025

Property Address: 19 Mariana Ave, Croydon South VIC 3136,
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: Mon, 8 Dec 2025

Modified Date: Tue, 9 Dec 2025

The Parties

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Name of the Principal(if Applicable):

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Client's Phone Number:

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Special conditions or instructions

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

The following apply: This inspection is a visual, non-invasive assessment carried out in accordance with AS 4349.1-2007 and AS 4349.3-2010 and is limited to accessible areas only. No dismantling, destructive testing, removal of fixed items or invasive investigation has been undertaken unless separately agreed in writing.

The inspection identifies major defects, visible timber pest activity and conditions conducive to timber pests as observed at the time of inspection. It is not a guarantee or prediction of the future condition of the property.

Areas that were inaccessible, unsafe, obstructed or concealed were excluded from inspection and may contain defects or timber pest activity not detected.

This inspection does not assess compliance with current building codes, planning regulations, structural engineering requirements or council approvals.

No cost estimates for rectification or treatment works are included.

Moisture issues, leaks and concealed defects may not be detectable at the time of inspection and may exist in hidden areas.

Timber pest inspection is limited to visible evidence only. The absence of visible activity does not guarantee the property is free of termites or other timber pests. Regular inspections are recommended.

This report does not cover maintenance items or deterioration caused by fair wear and tear, ageing, or normal usage of the property, including cosmetic defects that do not impact structural integrity or safety.

This report reflects the condition of the property only at the time of inspection. The inspector accepts no responsibility for future changes in condition.

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

- Wall Exterior
- Landscaping Timbers
- Interior
- Gardens
- Fencing
- Exterior
- Outbuildings
- Posts
- Roof Exterior
- The Site
- Subfloor - 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:

- Roof Void due to lack of access.
- 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
- Debris in gutters
- Appliances and equipment
- Above safe working height
- Decking
- Duct work
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- No safe point from which to access roof exterior
- Patio
- Pipework
- Rugs
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.

- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: Kitchen and dining
Finding: Subsidence - stumps
Information: Significant subfloor movement was noted during the inspection, consistent with foundation movement such as sinking or subsidence. While some settlement over time is expected, the degree of movement observed in this property requires attention and is classified as a major defect.

The property is supported on timber stumps, and the condition of these stumps below ground cannot be assessed within the scope of this inspection. However, deterioration of some stumps is suspected due to secondary signs such as uneven flooring and observable settlement. Even in the absence of visible secondary defects, deteriorated timber stumps may still be present, as timber is prone to decay and long-term breakdown.

Ongoing subfloor movement or failing stumps can lead to structural instability, further subsidence, and damage to other building elements if left unmanaged.

It is recommended to engage a structural engineer to assess the extent of movement and determine the required rectification works. A registered builder specialising in re-stumping should also be appointed to conduct a more invasive inspection of the stumps and soil conditions and provide quotations for required repairs based on the engineer's advice.





Minor Defect

Finding 3.01

Building: Main Building
Location: Bedroom 1
Finding: Wardrobe - Water staining
Information: Water staining was evident in this area at the time of inspection. No moisture ducted during inspection.

Water staining indicates that surfaces have been exposed to excessive moisture over

time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



Finding 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Window - jammed
Information:	The window in this area was jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the window.



Finding 3.03

Building:	Main Building
Location:	Living Room and Bedroom 3
Finding:	Floors - bouncy
Information:	During inspection, the internal flooring in this area was noted to be bouncy, exhibiting discernible movement and noise when walked upon.

Bouncy floors typically indicate that floorboards or subfloor structures are becoming loose from the underlying joists or there is movement in the subfloor structures causing. This may also result from gaps between flooring and stumps or joist structures, requiring attention to ensure stability and safety.

It is advisable for the client to obtain quotations for necessary repairs from a Registered Builder specializing in re-stumping. The potential resolution may involve packing gaps in subfloor structures or replacement of subfloor stumps, along with refixing of flooring as needed. Prompt action can prevent further deterioration and ensure the structural integrity of the flooring.



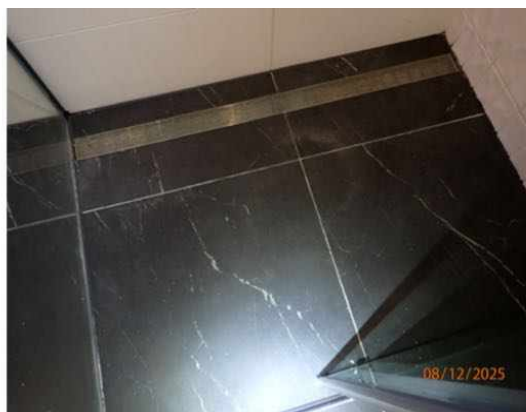
Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	During inspection, degradation of the sealant or grout was noted in the tiled shower alcove.

Differential movement between materials and floor areas can lead to cracking of grout or sealant, compromising the water tightness of the joint. This deterioration increases the risk of water penetration and subsequent damage to associated building materials.

To prevent further water damage, flexible and mould-resistant materials should be applied to the affected areas. Regular maintenance and replacement of damaged sealant and grout are essential to ensure long-term protection of wet areas. Prompt engagement of a sealant specialist or tiling contractor is advised to address this defect

and prevent potential structural issues in the future.



Finding 3.05

Building:	Main Building
Location:	Laundry
Finding:	Floor Skirting - Gaps to edges
Information:	Considerable gaps were noted around the edges of the flooring in this area. Beading is typically used to cover such gaps and provide a finished appearance while preventing drafts.

These gaps are suspected to have developed due to foundation movement or subsidence affecting the flooring over time. It is recommended that the gaps be filled with coloured caulking or covered with beading to restore appearance and maintain a draft-free environment.

A qualified carpenter or general handyperson should carry out the remedial works at the client's discretion. Prompt attention will help maintain both the functionality and visual appeal of the flooring. ealing.



Finding 3.06

Building:	Main Building
Location:	Bedroom 4
Finding:	Wall - Water stained
Information:	Water staining to wall linings in this area was evident at the time of inspection. No moisture detected during inspection.

Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by wall lining.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



Finding 3.07

Building: Main Building
 Location: Rumpus Room
 Finding: Door need maintenance
 Information: The external sliding door to the backyard was noted difficult to slide during the inspection, and the door handle was found to be loosely attached. This affects the proper operation of the door and may result in further damage to the door frame or handle if left unattended.

It is recommended to engage a qualified carpenter or handyperson to adjust the sliding mechanism and securely fix the handle to restore smooth and safe operation.



Finding 3.08

Building: Main Building
 Location: Bathroom 2
 Finding: Bathroom tiles - Cracked
 Information: Cracking was evident in the tiles in this area during the inspection.

Cracked tiles not only affect the visual appeal but also pose a risk of water penetration to adjacent building elements. Prolonged exposure to water may lead to potential water damage over time, compromising the integrity of the affected areas.

Replacing the cracked tiles is advised to prevent water penetration and potential

damage. Clients have the option to engage a tiling contractor or a general handyman for the replacement works. If the number of cracks increases significantly, consulting with a registered builder specializing in re-stumping may be necessary to address underlying structural issues. Timely action is recommended to mitigate the risk of further damage.



Finding 3.09

Building: Main Building

Location: Bathroom 2

Finding: Plumbing - Unconventional handyman work

Information: This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by licensed plumber. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

Rectification works are advised as soon as possible by the licensed plumber.



Finding 3.10

Building: Main Building
Location: All External Areas
Finding: Wood rot - Weatherboard
Information: This weatherboard shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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





Finding 3.11

Building:	Main Building
Location:	Exterior walls - front
Finding:	Site drainage - Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

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



Finding 3.12

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Timber wood rot
Information:	The timber supporting the roof in the shed was noted to be rotted during inspection, likely due to prolonged moisture exposure. Continued deterioration may compromise the stability of the roof structure.

It is recommended to engage a qualified carpenter to assess the extent of the damage and repair or replace the affected timber to ensure the shed remains structurally safe.



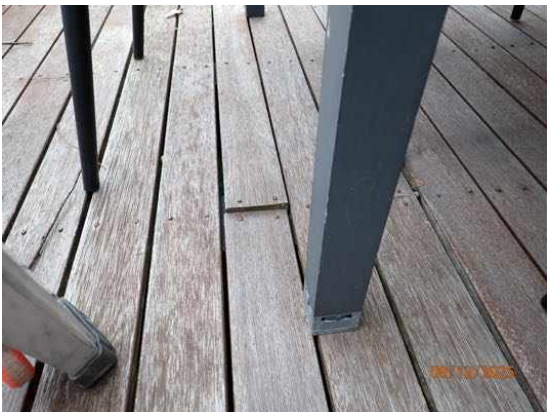
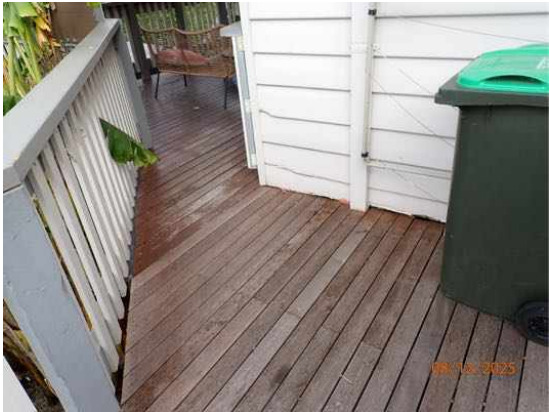
Finding 3.13

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Deck - bouncy
Information:	The decking in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are

coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a qualified carpenter. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors structure and refixing of flooring.



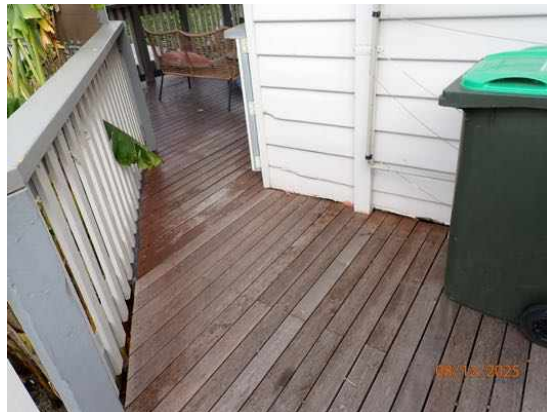
Finding 3.14

Building: Main Building
Location: Exterior walls - rear
Finding: Deck uneven and Un supported

Information: The decking support frame in this corner was noted to be unsupported, resulting in a bouncy and uneven deck surface during inspection.

This indicates substandard construction and may affect the safety and stability of the deck. This is noted as a minor defect with major implications if not rectified immediately

It is highly recommended to engage a registered builder to assess the structure and carry out necessary rectification works to ensure the deck is properly supported and compliant with current building standards.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building: Main Building
 Location: Exterior walls - front
 Finding: Evidence of termite damage - minor

Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A timber pest technician should be appointed immediately to provide a further invasive inspection to determine if they are active.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

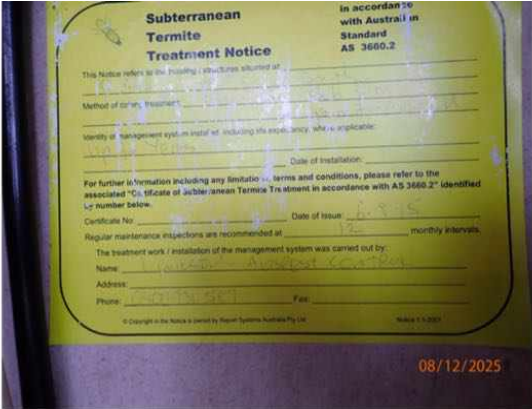
Location: Meter Box

Finding: Termite Management System expired.

Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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



Finding 6.02

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

It is recommended that the property owner be vigilant in reducing conducive conditions around the property where possible. If conducive conditions are present and not removable periodically inspections should be conducted by a licensed pest controller.





Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Air condition discharge - Not plumbed for drainage
Information:	The Air condition discharge is not plumbed or connected to suitable drainage, which

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



Finding 6.05

Building: Main Building
 Location: All External Areas
 Finding: Tap - No Drain
 Information: It was found at the time of inspection the tap at this section of the property have no drain or basin below them. This can cause excess water next to the foundation of the property and can also attract termites.

A licensed plumber should be engaged for rectification as soon as possible.



Finding 6.06

Building: Main Building
 Location: Subfloor

Finding: Timber Stumps in direct ground contact - conducive to termites
Information: During inspection, it was noted that the property has timber stumps and access to this area of subfloor was not available, preventing a full inspection of the stumps and subfloor. This puts the property at high risk for timber pest activity.

Timber elements, such as the stumps, in direct contact with the ground are susceptible to termite activity, especially in the absence of regular inspections and maintenance. Excessive moisture can lead to decay and wood rot, further attracting termites and compromising the structural integrity of the property.

Immediate action is necessary to mitigate the risk of termite infestation and structural damage. The property owner should be proactive in reducing conducive conditions by removing any timber materials in direct contact with the ground and addressing moisture issues. Periodic inspections by a licensed pest controller are essential to monitor and address any potential termite activity. Treatment should be administered promptly to protect the property from further damage. Engaging a registered builder or pest control expert specializing in timber pest management is advised to assess the extent of the risk and implement necessary preventive measures. Timely intervention is crucial to safeguard the property against termite infestation and preserve its structural integrity.



Finding 6.07

Building: Main Building
Location: All External Areas
Finding: Dead tree stumps
Information: The storing of timbers and dead tree stumps around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas and dead tree stumps taken out in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than

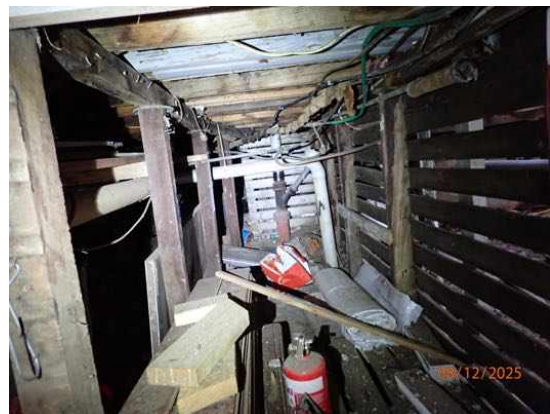
dealing with the presence of termite activity.



Finding 6.08

Building:	Main Building
Location:	Subfloor
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
 Location: All External Areas
 Finding: Windows - Wood rot
 Information: Wood rot was identified in the external windows during the inspection.

Wood rot, also known as Fungal Decay, poses a significant threat to the structural integrity of the windows. It occurs due to prolonged exposure to damp conditions,

which accelerates the deterioration of timber materials. In this case, frequent exposure to rain and inadequate maintenance of the window frames have contributed to the development of wood rot. Additionally, leaks in roof plumbing or associated pipework may have further exacerbated the issue.

Immediate action is required to address the wood rot and prevent further deterioration of the windows. This may involve repairing or replacing the affected window frames and addressing any underlying causes of moisture ingress, such as roof leaks or poor drainage. Engaging a qualified carpenter or window specialist to assess the extent of the damage and perform necessary repairs is advised. Additionally, implementing a regular maintenance schedule to inspect and maintain external windows can help prevent future occurrences of wood rot.



Evidence of wood borer activity and/or damage

Finding 8.01

Building: Main Building
Location: Exterior walls - front
Finding: Evidence of Wood Borer.
Information: Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by a fine dust surrounding the affected timbers. The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

While the treatment of wood borers is generally not required remedial cleaning of affected timbers may aid the protection of the wood alternatively the injection of insecticides into heavily affected areas may be suggested by a pest controller.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- Compared to other buildings of a similar age, this dwelling is in fair condition with major defect and a few minor defects and maintenance issues identified as referred to in the body of the report. The relevant professional services should be engaged to rectify these works as required. Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Of great concern are the Major defect as noted in the report for the stability of the foundation due to presence of timber stumps and subsidence noted during inspection . A registered builder and a Structural engineer should be engaged immediately to clarify further works that are required.

Items identified as minor defects should be addressed by qualified trades promptly. While these issues may not currently pose immediate concerns, there is a high likelihood that they will develop into more serious defects if left unattended. As the defect worsens over time, the potential for extensive damage increases, which may lead to compromised structural integrity, safety risks, and functional impairment of the building elements involved. Furthermore, repair costs can escalate significantly if the issue progresses beyond a minor stage. Early intervention helps prevent further deterioration and reduces long-term maintenance expenses. It is also strongly recommended that these items be further investigated by appropriate qualified trades prior to purchase, to establish the extent of any underlying issues and obtain a clearer understanding of potential repair liabilities.

It should be noted that the property is vacant and the wet areas are unused. Moisture readings taken during inspection may not present accurate data due to these amenities not having been used under normal conditions.

The accessible areas of the building were inspected for timber pest activity using sounding techniques, moisture meter and thermal imaging.

At the time of inspection, evidence of termite activity was noted and some areas as noted in the report, were found to be conducive to termite activity.

There was no access to the Roof cavity and obstructed access in the sub floor and a full inspection was not able to be carried out. Please also note the obstructions listed in the report restricted a full inspection of the property allowing some defects to be present and not detected. If at all feasible should be removed and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

A termite management system has not been installed at the property. This requires regular inspections and the application of chemicals at certain times. It is highly suggested that a pest management company be contacted to implement a pest management plan.

Please read the report in full.

For further information, advice and clarification please contact Sunny Anchan on: 0493 185 997

Section D Significant Items

The following items were noted as - For your information

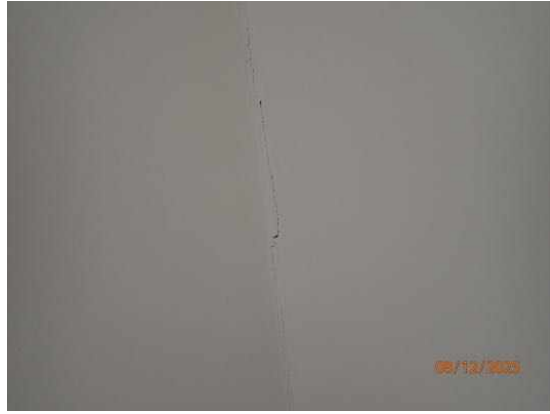
Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Cracking Plaster - Hairline
Information: During inspection, hairline cracks on the plasterboard were noted in this area. These cracks are very minor in nature and typically only affect the appearance of the surface. They do not indicate any structural damage.

Hairline cracks are common and do not pose a significant threat to the integrity of the structure. However, they should be monitored regularly to ensure they do not worsen over time.

Cracks of this nature can generally be repaired with minor sanding, filling, and/or repainting. It is advisable to hire a qualified painter or general handyman for such works. Regular monitoring of all cracking is recommended, and if cracks widen, lengthen, or become more numerous, it is important to contact a building inspector or a structural engineer for further assessment.





Noted Item

Building: Main Building
Location: Kitchen and bedroom 2
Finding: Cabinet - Damaged wear and tear
Information: The kitchen cabinet was noted to be damaged during the inspection. This damage appears to be consistent with the general wear and tear expected for a property of this age.

It is advised that a qualified carpenter or cabinet maker be engaged to repair or replace the damaged cabinet as deemed necessary. This will help restore the functionality and appearance of the kitchen.



Noted Item

Building: Main Building
 Location: Kitchen
 Finding: Range hood Light - Not working
 Information: The range hood light was not operational during the inspection.

While checking appliances is not part of the inspection, it is noted here for your reference. It is recommended to replace the light bulb or consult a licensed electrician if further issues are suspected.



Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Gas turned off
 Information: The gas connection to the house was turned off at the time of inspection. As a result, the hot water system could not be tested for operation. It is recommended that the gas supply be restored and the system checked by a licensed plumber or gas fitter to confirm proper functionality and safety.



Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Water stop not visible in shower
Information:	During the inspection in the bathrooms, the water stop to the shower area was not visible. Water stops are essential components of waterproofing systems designed to prevent water or moisture from escaping the wet area and causing damage to other materials and structural building elements.

The absence of visible water stops suggests potential issues with the waterproofing of the shower areas. Without proper waterproofing, water leakage can occur, leading to damage to surrounding materials and compromising the structural integrity of the building.

This observation is noted for your reference. Depending on the time the house was built, current regulations may not have been applicable. However, it is recommended to further investigate the waterproofing system of the shower areas to ensure they meet appropriate standards and to address any deficiencies promptly to prevent water damage issues in the future. If necessary, consulting a qualified building inspector or waterproofing specialist for an assessment and potential remediation is advised.



Noted Item

Building:	Main Building
Location:	Bedroom 3
Finding:	Door Handle - loose
Information:	During inspection, the door handle in this area was found to be loose, indicating potential age-related decay or impact damage.

A loose door handle compromises the operational efficiency and security of the associated door, potentially leading to further functional issues or safety concerns.

To address this issue, it is advised to repair or replace the loose door handle promptly. Engaging a qualified carpenter or general handyman to perform the necessary repairs

or replacements ensures the restoration of the door's operational state. Timely intervention is essential to maintain the functionality and security of the door.



Noted Item

Building: Main Building
Location: Rumpus Room and bedroom 4
Finding: Door - Binding/jamming
Information: Binding and/or jamming of the door was noted during inspection.

This issue affects the door's functionality and may cause damage to the flooring or door frame if left unaddressed.

It is recommended to engage a qualified carpenter or general handyperson to perform repairs and restore proper operation, preventing further damage.





Noted Item

Building: Main Building
 Location: Exterior walls - front
 Finding: External wall - Gaps
 Information: Considerable gaps were noticeable in the weatherboard installation in this part of the house, allowing water to enter the cavity. These gaps make the adjoining building elements prone to water penetration, creating potential for the development of secondary damage.

Over time, water penetration through these gaps can lead to more severe problems such as wood rot, mold growth, and structural damage. The long-term integrity of the affected building elements is at risk if not properly repaired.

It is recommended to engage a qualified carpenter or general handyperson to properly seal these gaps using sealant or other appropriate materials. These works should be performed as soon as possible to prevent any water damage and ensure the durability and safety of the property.



Noted Item

Building: Main Building
 Location: Exterior walls - right side

Finding: Down pipe - Rusted or corroded
 Information: This down pipe shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Noted Item

Building: Main Building
 Location: Exterior walls - rear
 Finding: Fence - Deteriorated
 Information: During the inspection, it was noted that this section of the fencing has deteriorated, likely due to age, weather exposure, or possible inadequate installation or maintenance.

If not addressed, further deterioration is expected, and repairs may be needed. In some cases, replacement might be a better option depending on the extent of the damage.

Engaging a licensed fencing contractor is recommended to assess the condition and carry out the necessary repairs or replacement.



Noted Item

Building: Main Building
 Location: Exterior walls - front
 Finding: Window seals - deteriorated
 Information: The window seals have deteriorated. Due to frequent exposure to weather conditions and subsequent moisture, deterioration of window seals is expected in a property of this condition and age.

Where window seals have deteriorated, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised.

It is recommended that all deteriorated window seals be replaced by a general handyman or sealant expert to prevent any further damage and to restore the window to a fully functional level.



Noted Item

Building: Main Building
 Location: Roof Exterior
 Finding: Flue install substandard
 Information: The installation of the flue through the roof in this section was noted to be

substandard.

The flashing between the flue and the roof sheeting was not installed correctly, which may lead to premature deterioration of the flashing and potential water ingress over time.

There was no access to the roof void, so the internal condition of the roof structure around the flue could not be inspected.

It is recommended to engage a licensed roof plumber to assess the installation and carry out necessary rectification works to ensure the flue and flashing are weatherproof and compliant.



Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof sheets - Rusted
Information:	Rust on the roofing sheet was noted during the inspection. It is suspected that accumulation of debris and leaves, along with improper maintenance, may have caused water pooling, leading to the rusting of the sheeting.

This is a minor defect with major implications if not addressed immediately. If left unmanaged, the rust will continue to progress, potentially allowing water ingress into the internal roofing structures. This could lead to secondary damage of building elements and accelerate the deterioration of the roofing sheets and any associated components.

A licensed roof plumber or a roof restoration company should be engaged immediately to assess the condition of the sheets and perform any necessary rectification works. Remedial actions may include replacing severely affected roofing sheets or applying rust-retardant surface protectors to mitigate further rust development. Immediate attention is required to prevent further damage and ensure the longevity of the roofing structure.



Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Main Building
Location: Meter Box
Finding: Electrical Switch Box
Information: All electric wiring, meter boxes and appliances need to be checked by a licensed Electrician ensuring any work completed as part of a renovation or extension has been issued with a Certificate of electrical Safety (CES). The checking of any electrical items is out side the scope of this inspection.

Photos are added here for your information.



Noted Item

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



Noted Item

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



Noted Item

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



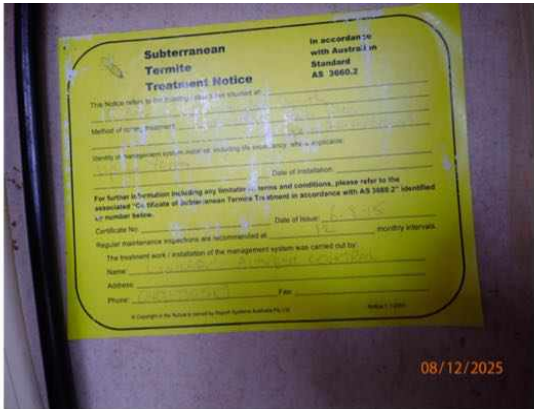
The following items were noted as - Evidence of a previous termite management program

Noted Item

Building: Main Building
 Location: Meter Box
 Finding: Evidence of a previous termite management system was identified
 Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

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

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



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.