Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 16 Jan 2026

Property Address: 17 Price St, Bowral NSW 2576, Australia

Contents

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

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

Original Inspection Date:	Fri, 16 Jan 2026
Modified Date:	Sun, 18 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	17 Price St, Bowral NSW 2576, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Richie Reinikka Ph: 0438 465 646 Email: Bowral@jimsbuildinginspections.com.au
	NSW Builders Registration 362826C
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Company Contact Numbers:	0438 465 646

Special conditions or instructions

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

The following apply: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

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 safety hazards identified. Major and minor defects were also 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	Residential, Semi-Detached
Company or Strata title	Unknown
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Post and Rail Construction, Driveway, Carport, Fence - Fabricated Metal Fence, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Architraves, Patio, Porch / Patio, Skirting Boards, Door Frames, Window Frames, Eaves, Doors, Fascias, Stumps, Veranda Posts
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer
Weather	Overcast

Section C Accessibility

Areas Inspected

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

- Exterior

- Roof Exterior - Part

- Gardens

- Fencing

- Interior

- Subfloor - Part

- Posts

- Stumps

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.

- Roof Exterior - Part

- Locked Sheds or Outbuildings.

- Roof Void due to lack of access.

- Subfloor - Part.

- Subfloor.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Appliances and equipment

- Above safe working height

- Ceiling linings

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Debris in gutters

- External concrete or paving

- External finished ground level

- Floor coverings

- Evidence of recently painted walls or ceilings

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Furniture

- Mould - Health Hazard

- No safe point from which to access roof exterior

- Overhanging vegetation

- Porch

- Patio

- Rugs

- Stored items

- Unsafe to Access Roof - No Fall Protection System

- Subfloor was not able to be inspected - there was no access to this area.

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Not Applicable
Location:	17A - Carport, 17B - Carport, Porch
Finding:	Stairs - Uneven heights
Information:	The stairs were found to be of varying heights, creating a potential trip hazard for users of the staircase. According to normal building practices, all stairs should be measured and levelled to exact heights so as to prevent tripping. Although retrospective works may not be relevant or cost-efficient, re-levelling of the uneven stairs is otherwise advisable. Consultation with a qualified carpenter as to the cost of potential solutions is recommended as soon as possible.

Finding 1.02

Building:	Building 2
Location:	Hot Water System
Finding:	Electrical wires exposed
Information:	Exposed electrical wiring was identified. Exposed electrical wiring represents a

potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

Finding 1.03

Building:	Building 2
Location:	Bedroom - Master
Finding:	Ceiling - Sagging
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

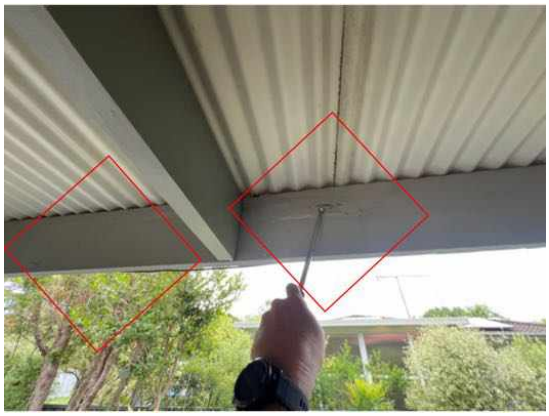
In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.

Major Defect

Finding 2.01

Building:	Building 1
Location:	Carport
Finding:	Supporting beam structure - Wood rot
Information:	The carport beam was observed to exhibit timber rot consistent with fungal decay. The affected timber shows signs of deterioration and loss of durability, likely associated with prolonged moisture exposure. Timber rot of this nature reduces the load-bearing capacity of the beam and compromises its ability to perform as intended. If left unmanaged, continued deterioration is likely, which may lead to loss of structural integrity and increased risk of failure of the supported elements. Deteriorated timber also provides conditions that are conducive to termite activity, as decayed timber is more readily penetrated and may allow concealed access if in contact with moisture or the ground. Where timber rot is present to a structural beam, rectification or replacement of the affected timber element is required. The urgency and extent of works are dependent on the severity and spread of decay. Further assessment by a registered builder is recommended to determine the appropriate scope and timeframe for remedial works.



Finding 2.02

Building: Building 2

Location: Roof Exterior (above Bedroom - Master)

Finding: Roof sheets - Sagging

Information: Sections of the roof sheeting were identified as sagging during inspection of the exterior roof. Sagging roof sheets are likely a result of failures of fastenings or fixings, but may also indicate inadequate roof support.

Where roof sheeting is sagging, inadequate roof drainage is likely to occur. The presence of excessive moisture in these areas will lead to accelerated deterioration of the roof sheeting, and may detract from the structural integrity of the roof covering if left unmanaged for a prolonged period of time.

Appointment of a roofing restoration contractor is advised to address any underlying structural causes and ensure that the development of secondary building defects does not occur.

Finding 2.03

Building: Building 2

Location: Bedroom - Master

Finding: Ceiling - Water damaged

Information: Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Minor Defect

Finding 3.01

Building: Building 1
Location: 17A
Finding:
Information:

Finding 3.02

Building:	Building 1
Location:	Entry
Finding:	Door Handle - Loose
Information:	The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure. This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components. It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

Finding 3.03

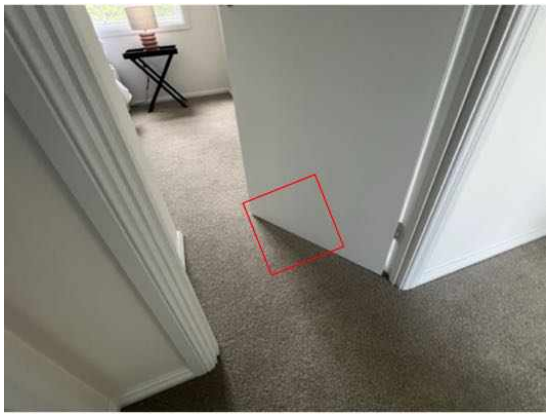
Building:	Building 1
Location:	Entry, Bedroom 2
Finding:	Doors - Binding/Jamming
Information:	Binding and/or jamming of several doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as

damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.04

Building:	Building 1
Location:	Entry. Laundry
Finding:	Door - Wood rot
Information:	This door shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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

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

Finding 3.05

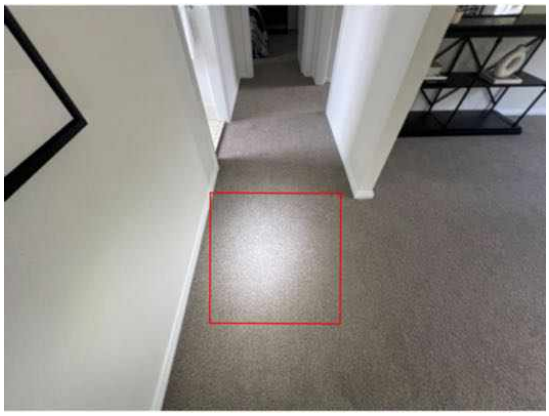
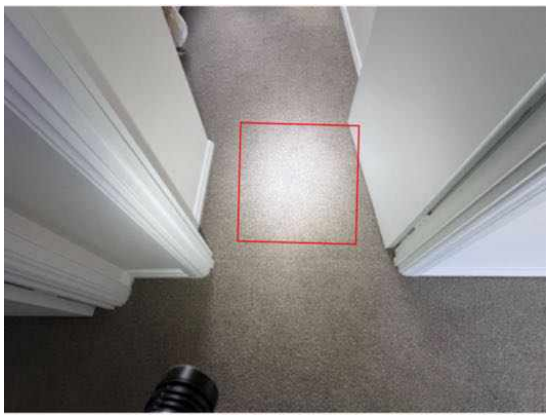
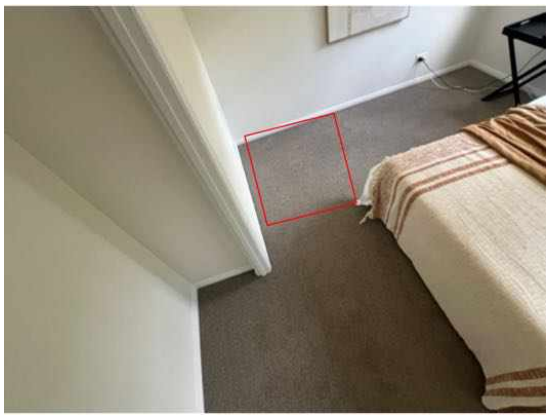
Building:	Building 1
Location:	Dining Room
Finding:	Flooring - Uneven
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.

Finding 3.06

Building:	Building 1
Location:	Dining Room, Hallway, Bedroom 2
Finding:	Floors - bouncy
Information:	The internal flooring 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 Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.

Finding 3.07

Building:	Building 1
Location:	Dining Room, Living Room, Bedroom 2
Finding:	Window service recommended
Information:	Some windows throughout the property were found not to be fully operational. This may be due to the fact that they did not open, stiff to open, did not stay open or were binding at time of inspection. A window service is recommended. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. A competent general handyman or carpenter may be engaged at the clients discretion.




Finding 3.08

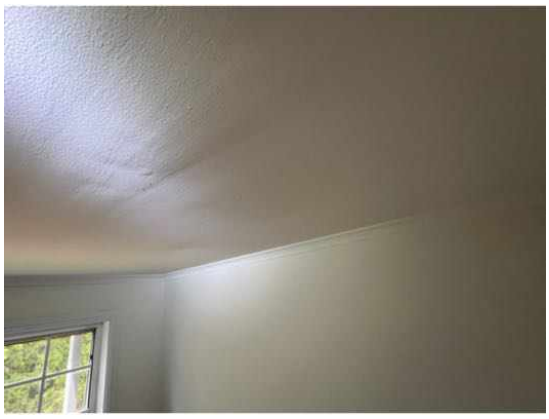
Building:	Building 1
Location:	Hallway, Bedroom 2, Bedroom - Master
Finding:	Ceiling Defects - Poor Finishing and nail popping.
Information:	Visual inspection revealed ceiling defects, nail popping, and inconsistent flushing of join lines. Additionally, evidence of substandard patching and finishing was noted in areas where previous defects have been addressed, but not to an acceptable visual standard.

Nail popping and poor join treatment, while generally not structural, can lead to further deterioration of ceiling linings if left unmanaged. These issues detract from the ceiling's appearance and may compromise the long-term durability of the plasterboard fixing.

Rectification by a qualified plasterer is recommended. Works should include securing loose fixings, re-flushing affected joins, and applying back-blocking where necessary to stabilise the ceiling structure and improve the visual condition.





Finding 3.09

Building: Building 1

Location: Bedroom 2

Finding: Door handle - Not latching

Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Finding 3.10

Building: Building 1

Location: Bedroom - Master

Finding: Cavity Sliding Door - Binding at Pocket

Information: Binding of the cavity sliding door was evident during standard operation, with resistance noted as the door travelled within the wall pocket. This condition restricts normal operation and reduces the overall functionality of the door.

Binding within a cavity slider is commonly associated with misalignment of the door hardware, irregularities within the pocket framing, or distortion of the door leaf. In some cases, this condition may also be influenced by movement within the surrounding wall structure. If left unmanaged, continued operation in this condition may contribute to accelerated wear of door hardware or damage to the door and pocket lining over time.

Further assessment by a qualified carpenter is recommended to determine the cause of the binding and whether adjustment or repair is required. Where structural movement is suspected, additional review by a registered builder may be necessary.

Finding 3.11

Building: Building 1
Location: Ensuite
Finding: Toilet pan - Loose
Information: The toilet pan was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to general aging of the toilet pan and associated materials. However, the loose fixing may also be a result of impact damage.

If left unmanaged, the toilet pan could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements.

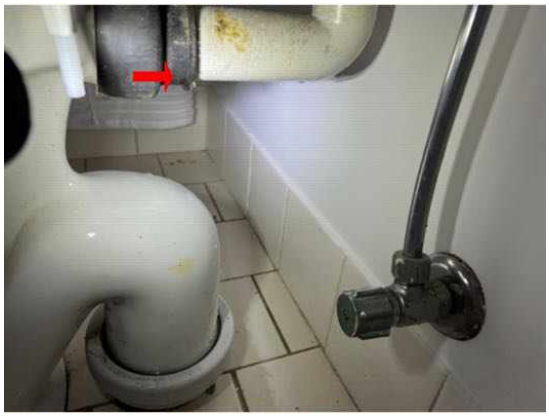
It is recommended that the pan be refixed to the floor with concrete or silicone by a licensed plumbing contractor.

Finding 3.12

Building:	Building 1
Location:	Ensuite
Finding:	Toilet - Leaking
Information:	At the time of inspection, the toilet showed evidence of leaking during operation.

Although common, internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are all potential outcomes of a water leak that is left unattended, which are then likely to develop into more serious defects and may necessitate major repair works. Additionally, internal water leaks may significantly increase the water usage within the property.

It is highly advised that internal water leak be addressed by a licensed plumber as soon as possible. Use of the leaking toilet should be minimised until such time.



Finding 3.13

Building:	Building 1
Location:	Ensuite
Finding:	Water staining - sink cabinetry.
Information:	A water staining was observed to the cabinetry beneath the sink at the time of inspection. Water staining in this area is generally indicative of a previous or active leak from plumbing fixtures, waste connections, or sealant deterioration around the sink junction. If left unmanaged, persistent moisture can lead to material deterioration, mould growth, and potential damage to adjacent cabinetry or flooring. It is advised that a licensed plumber be engaged to inspect the area, determine if an active leak is present, and undertake any necessary rectification works.

Finding 3.14

Building:	Building 1
Location:	Ensuite, Bathroom
Finding:	Vanity Sealant - degraded/missing
Information:	It was noted on inspection that sealant or grout is degraded/ missing to the vanity splashback.

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

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

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

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

Finding 3.15

Building:	Building 1
Location:	Ensuite, Bathroom
Finding:	Shower head - Leaking
Information:	The shower head in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.

Finding 3.16

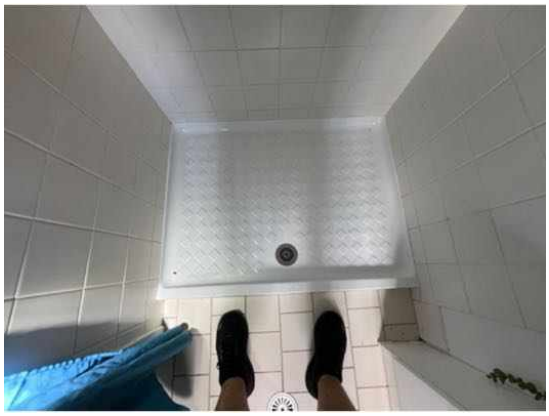
Building:	Building 1
Location:	Ensuite, Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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

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

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

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




Bathroom















Finding 3.17

Building:	Building 1
Location:	Ensuite, Bathroom
Finding:	Moisture in Shower
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

Finding 3.18

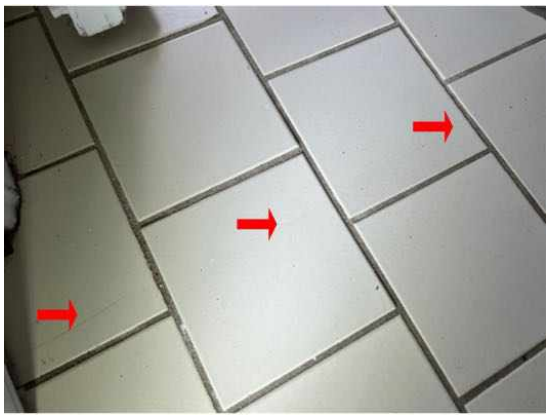
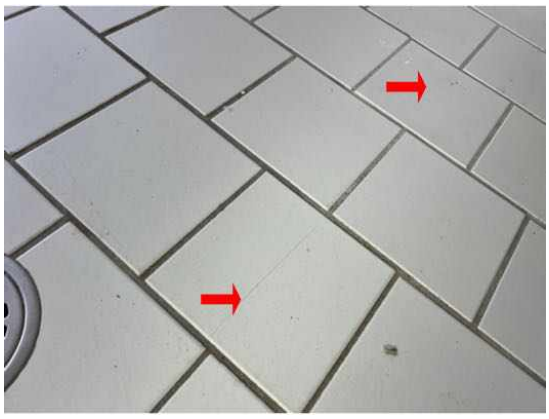
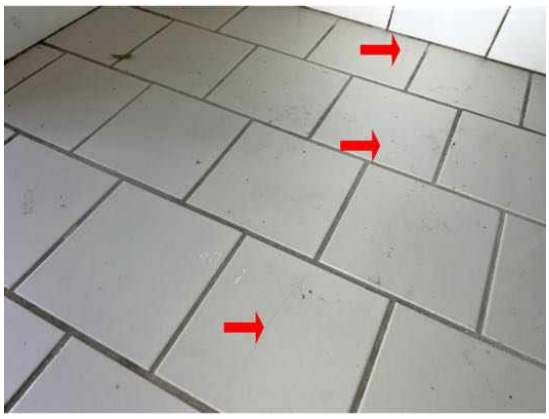
Building:	Building 1
Location:	Ensuite, Bathroom, Laundry
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.19

Building:	Building 1
Location:	Bathroom
Finding:	Shower head - Loose
Information:	The shower head at the wall connection in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This shower head being loose creates potential for water leaks and subsequent water damage to the surrounding area. Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Finding 3.20

Building:	Building 1
Location:	Kitchen
Finding:	Surface - Requires cleaning
Information:	Regular cleaning and maintenance improves the longevity of all building elements. A build up of dirt and debris can reduce the useful life of building materials and may result in earlier replacement of items being required. Excessive dirt is also likely to lead to secondary hazards, including potential health hazards, as the building elements begin to harbour bacteria and/or mould. Remedial cleaning is recommended in order to improve the appearance of this area as well as to counteract the development of bacteria. Such works can be performed by a cleaning contractor and should be completed at the discretion of the client.

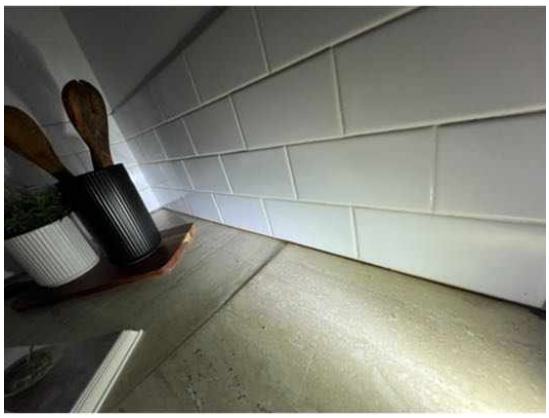
Finding 3.21

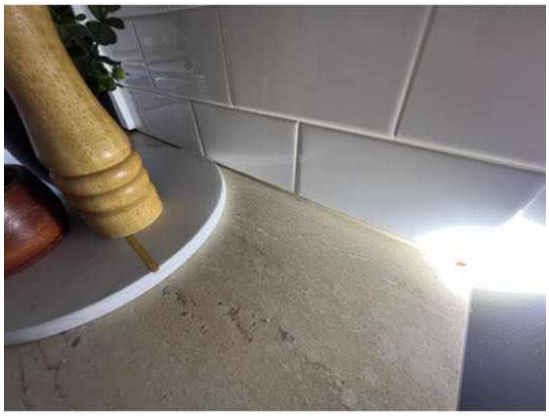
Building:	Building 1
Location:	Kitchen
Finding:	Kitchen Sealant - Missing
Information:	It was noted on inspection that sealant or grout is missing to the kitchen splashback.

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

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

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





Finding 3.22

Building:	Building 1
Location:	Kitchen
Finding:	Tap - damage
Information:	The tap was identified as damaged at the time of inspection. Damage to the mixer tap may impair its functionality, including water flow control, and may result in leaks over time, leading to potential water damage to surrounding cabinetry and building elements. It is recommended that a licensed plumber be appointed to inspect the mixer tap and undertake necessary repairs or replacement to ensure the fixture operates as intended.

Finding 3.23

Building:	Building 1
Location:	Kitchen
Finding:	Water damage - joinery
Information:	Water damage was observed to joinery within the sink cabinet. This type of defect is typically caused by prolonged moisture exposure from minor plumbing leaks, condensation, or poor sealing around fixtures and fittings.

If left unmanaged, water ingress can lead to swelling, delamination, or deterioration of the joinery, potentially compromising its functionality and hygiene. Moist conditions in enclosed cabinetry may also create an environment conducive to mould or timber pest activity.

It is recommended that a licensed plumber be engaged to inspect the sink plumbing for leaks or seepage. A cabinetmaker or qualified joiner may also be required to replace the affected shelving or restore the unit where practical.

Finding 3.24

Building: Building 1

Location: Kitchen

Finding: Water leak - Active

Information: Generally, water leaks occur when a particular area of the property is not weather or water tight. As the surrounding area was found to be damp at the time of inspection, the leak is considered ongoing and hence requires urgent action.

Regardless of the location, even minor leaks that are left unmanaged can lead to serious damage of associated building elements and result in the need for replacement of building materials. Mould and other hazards such as electrical hazards may also arise if the leak is left to develop.

It is highly advised that the cause of the leak be identified and resolved immediately by a licensed plumber to prevent any further damage. Depending on the extent of the damage previously sustained, repair and/or replacement of any affected building materials may be required.

Finding 3.25

Building: Building 1

Location: Kitchen

Finding: Cabinetry - signs of wear and tear

Information: The cabinetry in the property displays signs of wear and tear, indicating that they are nearing the end of their lifespan.

It is likely that maintenance or replacement will be necessary in the near future.






Finding 3.26

Building:	Building 1
Location:	Laundry
Finding:	Floor tiles - Uneven
Information:	The tiled flooring area appears to be uneven in this area. While this may indicate a failure of the subfloor structure, it is suspected, in this case, that the area has been subjected to poor tiling workmanship at the time of installation. Where poor workmanship is the cause of uneven tiling, the tiled surface level is unlikely to decrease further. If unevenness does increase over time, this may indicate issues with the associated flooring structure.

Where uneven tiled flooring appears to be a result of poor tiling work, a tiling contractor should be appointed to re-instate the flooring at the discretion of the client. Where flooring remains uneven, further inspection of the flooring structure may be required.

Finding 3.27

Building:	Building 1
Location:	Laundry
Finding:	Tapware - Missing
Information:	Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

A licensed plumber should be appointed as soon as possible to replace the missing building element. Depending on the extent of the damage, repair and/or replacement of damaged building elements may be required.

Finding 3.28

Building:	Building 1
Location:	Exterior walls - front and rear, Carport,
Finding:	Brickwork - Cracking noticeable
Information:	There were several cracks and or crack repairs evident to external brickwork.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible.

Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.29

Building: Building 1

Location: All External Areas - all window lintels

Finding: Lintel - Rusted or corroded

Information: The steel lintel was observed to exhibit visible signs of rust and corrosion. Corrosion of lintels is commonly associated with prolonged moisture exposure and breakdown of protective coatings, particularly at external openings.

If left unmanaged, corrosion may continue to progress and can lead to expansion of the steel, deterioration of surrounding masonry, cracking to finishes, and potential reduction in the lintel's long-term performance.

Further assessment and ongoing monitoring are recommended to determine the extent of corrosion and whether maintenance or replacement may be required to limit further deterioration.

Finding 3.30

Building: Building 1

Location: All External Areas - all windows

Finding: Window - gaps

Information: Large gaps was observed between the aluminium window - lintel and/or reveals. It is

suspected that the installation of sealant was completed to a substandard level of workmanship or is incomplete.

Gaps and holes makes the area susceptible to insect and vermin ingress, as well as allowing water penetration. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if Gaps are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or licensed carpenter.

Finding 3.31

Building:	Building 1
Location:	Exterior walls - right side and rear side
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather

conditions also make fascias and barges susceptible to accelerated deterioration.

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

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

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

Finding 3.32

Building:	Building 1
Location:	Exterior walls - rear
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.






Finding 3.33

Building:	Building 1
Location:	Exterior walls - rear
Finding:	Water leak - External
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.
	Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.

Finding 3.34

Building:	Building 1
Location:	Carport
Finding:	Roof plumbing - Insufficient capacity
Information:	It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter. If left unmanaged, the excess moisture in this areas may allow the formation and development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment. Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.




Finding 3.35

Building:	Building 1
Location:	Carport
Finding:	Walls - Water stained
Information:	Water staining to sections of the walls in this area was evident at the time of 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 linings. 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.

Finding 3.36

Building:	Building 1
Location:	Roof Exterior (carport)
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.

Finding 3.37

Building:	Building 1
Location:	Roof Exterior (carport)
Finding:	Exterior roof - Insufficient fall
Information:	It was identified that there is insufficient fall or angle in the roofing structure, which is leading to pooling of water and an array of secondary related building defects. Such defects are likely to include material deterioration, leaks and/or corrosion of associated building materials. The angle of the roof is insufficient to facilitate the effective drainage of rain water to the roof plumbing systems. Over time, if this defect is not addressed (potentially including structural changes to the roof), further building defects will develop. Consultation with a roofing plumber or roofing restoration contractor is required for quotations regarding these works. Where water pooling is quite significant, structural alterations to the roof may potentially be expensive and time-consuming.

Finding 3.38

Building:	Building 1
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters

Information: Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

Finding 3.39

Building: Building 1

Location: Roof Exterior

Finding: Gutters - Blocked

Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 3.40

Building:	Building 1
Location:	Roof Exterior (porch)
Finding:	Gutters - Water pooling
Information:	Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated

structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

Finding 3.41

Building:	Building 1
Location:	Roof Exterior
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.




Finding 3.42

Building:	Building 1
Location:	Roof Exterior
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.






Finding 3.43

Building: Building 2
Location: 17B
Finding:
Information:

Finding 3.44

Building:	Building 2
Location:	Entry
Finding:	Door Handle - Loose
Information:	The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure. This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components. It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

Finding 3.45

Building:	Building 2
Location:	Entry
Finding:	Doors - Binding/Jamming
Information:	Binding and/or jamming of several doors throughout the property were evident during standard operation. This defect inhibits the functionality of affected doors as well as creating potential for secondary defects to associated building elements, such as

damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

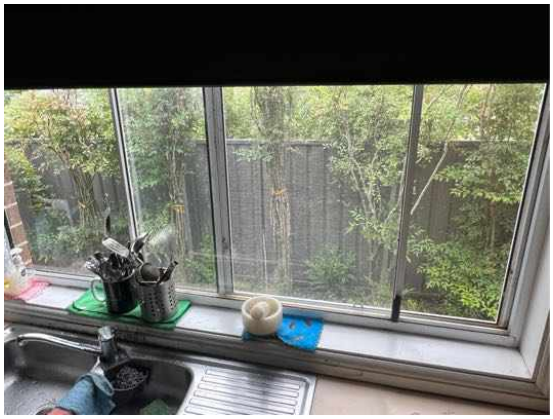
Finding 3.46

Building:	Building 2
Location:	All Internal Areas
Finding:	Window service recommended
Information:	Some windows throughout the property were found not to be fully operational. This may be due to the fact that they did not open, stiff to open, did not stay open or were binding at time of inspection. A window service is recommended.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

A competent general handyman or carpenter may be engaged at the clients discretion.






Finding 3.47

Building:	Building 2
Location:	All Internal Areas
Finding:	Painting deteriorated
Information:	The paint work in these areas of the property require attention to prepare and re paint. Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials. Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required. A painting contractor should be appointed at the clients discretion to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works





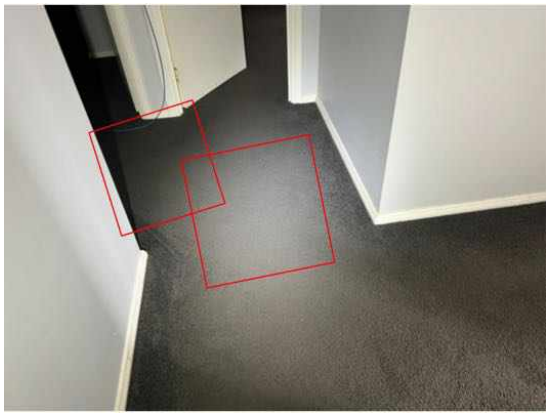


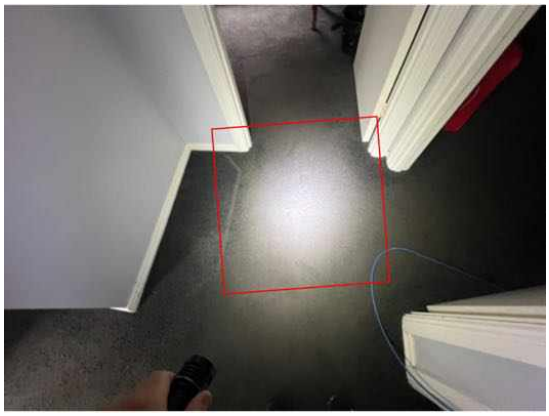

Finding 3.48

Building:	Building 2
Location:	Dining Room, Hallway
Finding:	Floors - bouncy
Information:	The internal flooring 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 Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.





Finding 3.49

Building:	Building 2
Location:	Kitchen
Finding:	Cabinetry - signs of wear and tear
Information:	The cabinetry in the property displays signs of wear and tear, indicating that they are nearing the end of their lifespan. It is likely that maintenance or replacement will be necessary in the near future.

Finding 3.50

Building: Building 2
Location: Kitchen
Finding: Kitchen Sealant - degraded.
Information: It was noted on inspection that sealant or grout is degraded to the kitchen sink.

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

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

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

Finding 3.51

Building: Building 2
Location: Kitchen
Finding: Water damage - joinery
Information: Water damage was observed to joinery within the sink cabinet. This type of defect is typically caused by prolonged moisture exposure from minor plumbing leaks, condensation, or poor sealing around fixtures and fittings.

If left unmanaged, water ingress can lead to swelling, delamination, or deterioration of the joinery, potentially compromising its functionality and hygiene. Moist conditions in enclosed cabinetry may also create an environment conducive to mould or timber pest activity.

It is recommended that a licensed plumber be engaged to inspect the sink plumbing

for leaks or seepage. A cabinetmaker or qualified joiner may also be required to replace the affected shelving or restore the unit where practical.




Finding 3.52

Building:	Building 2
Location:	Laundry
Finding:	Laundry Sealant - Missing
Information:	It was noted on inspection that sealant or grout is missing to the laundry splashback.

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

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

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

the long term care of your property.

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

Finding 3.53

Building:	Building 2
Location:	Laundry
Finding:	Plumbing Fixture – Inoperable Tap
Information:	A plumbing fixture was identified as inoperable, with the tap unable to be turned on or off at the time of inspection. This condition may result from internal deterioration, corrosion, or prolonged lack of use.

It is recommended that a licensed plumber be appointed to assess the fixture and carry out any necessary repairs or replacement to restore proper function.

Finding 3.54

Building:	Building 2
Location:	Laundry
Finding:	Trough - Rusted or corroded.
Information:	This laundry trough 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.

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

Finding 3.55

Building:	Building 2
Location:	Laundry
Finding:	Mould - ceiling
Information:	Mould spotting was observed on the ceiling at the time of inspection. This condition is typically indicative of prolonged moisture exposure, which may be caused by water ingress, inadequate ventilation, or condensation buildup.

If left unmanaged, persistent moisture can lead to further mould growth, deterioration of building materials, and potential health concerns.

It is recommended that a licensed plumber or building professional be engaged to investigate the source of moisture and undertake any necessary remedial works. Remediation of the mould-affected areas should also be carried out to prevent further deterioration.

Finding 3.56

Building:	Building 2
Location:	Laundry
Finding:	Door - Wood rot
Information:	This door shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area. Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration. A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 3.57

Building: Building 2

Location: Laundry

Finding: Painted surface - Bubbling

Information: Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.

Finding 3.58

Building: Building 2

Location: Laundry, Toilet (WC)

Finding: Tiles - (hairline)Cracked or damaged

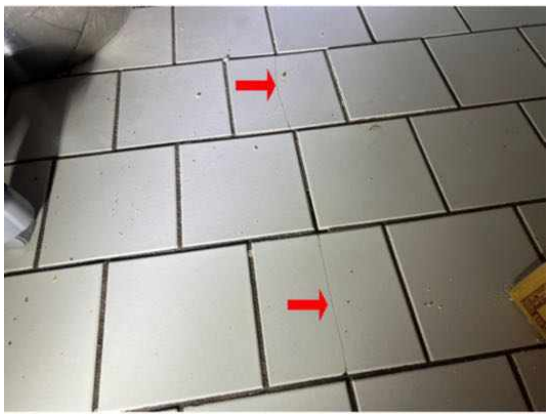
Information:

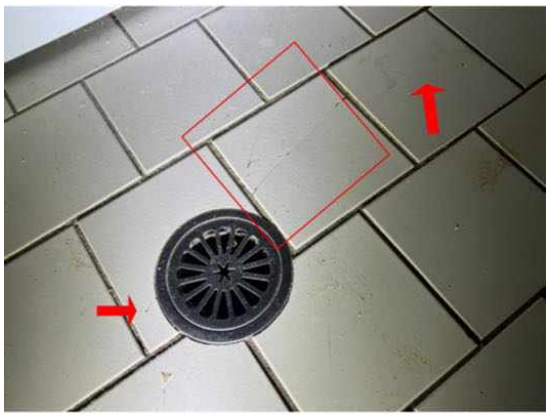
Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be a very minor hairline crack, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

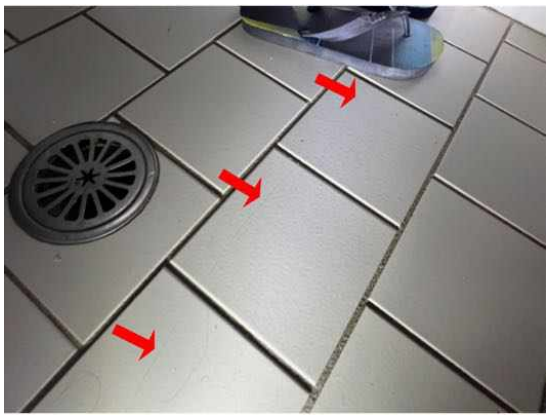
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.







Finding 3.59

Building:	Building 2
Location:	Hallway
Finding:	Ceiling – Popped Nails and Hairline Cracks.
Information:	Popped nails were identified to the ceiling lining, with multiple visible patch repairs evident across the surface. The patchwork is considered substandard, with uneven finishes and incomplete blending, suggesting that previous repair attempts were cosmetic in nature and did not involve re-fixing the underlying ceiling sheets. Additionally, hairline linear cracking was observed at several butt joins between ceiling sheets. This type of cracking is commonly caused by minor structural movement, material shrinkage, or flexing along joint lines over time. While these issues are largely cosmetic at this stage, they indicate a history of movement and poor-quality repair work. If left unmanaged, further deterioration or more noticeable ceiling deformation may occur. It is recommended that a qualified plasterer or painter be engaged to assess and undertake remedial works to ensure the ceiling is properly prepared and refinished to an acceptable standard.




Finding 3.60

Building:	Building 2
Location:	Bedroom 3
Finding:	Door handle - Not latching
Information:	It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended. It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age. A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.

Finding 3.61

Building:	Building 2
Location:	Bedroom 3
Finding:	Switches - Damaged/Faulty
Information:	The switches in this area was found to be damaged or faulty at the time of inspection. This occurs generally when the building materials have either aged and decayed or as a result of impact damage (accidental or deliberate). This damage may also have occurred during installation. Repair and/or replacement of the switches is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the light switch as soon as possible. Please note that commenting on electrical works are outside the scope of this inspection. Please engage a licensed electrician to further inspect the property, at client discretion.

Finding 3.62

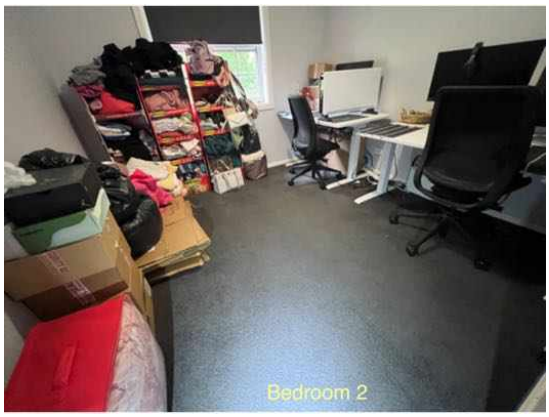
Building:	Building 2
Location:	Bedroom 3, Bedroom 2
Finding:	Ceiling Defects - Poor Finishing and nail popping.

Information:

Visual inspection revealed ceiling defects, nail popping, and inconsistent flushing of join lines. Additionally, evidence of substandard patching and finishing was noted in areas where previous defects have been addressed, but not to an acceptable visual standard.

Nail popping and poor join treatment, while generally not structural, can lead to further deterioration of ceiling linings if left unmanaged. These issues detract from the ceiling's appearance and may compromise the long-term durability of the plasterboard fixing.

Rectification by a qualified plasterer is recommended. Works should include securing loose fixings, re-flushing affected joins, and applying back-blocking where necessary to stabilise the ceiling structure and improve the visual condition.



Finding 3.63

Building:	Building 2
Location:	Bedroom 2
Finding:	Door - damage handle
Information:	The door handle in this area was found to be damaged at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate). Repair and/or replacement of the broken door handle is advised to improve the operational state of the associated door. A qualified carpenter or general handyman should be appointed to repair/replace the door handle at the client's discretion.

Finding 3.64

Building:	Building 2
Location:	Bedroom - Master
Finding:	Painted surface - Bubbling
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.

Finding 3.65

Building:	Building 2
Location:	Ensuite
Finding:	Vanity Sealant - degraded/missing
Information:	It was noted on inspection that sealant or grout is degraded/ missing to the vanity splashback.

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

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

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

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

Finding 3.66

Building:	Building 2
Location:	Ensuite
Finding:	Door Jamb – Water Damage
Information:	Water damage was observed to the base of the door jamb in this area. This type of defect is typically caused by moisture exposure from wet areas, inadequate sealing, or failed waterproofing at adjoining tiled surfaces. If left unmanaged, water ingress may result in swelling, decay, or deterioration of the timber, potentially affecting the operation of the door and compromising surrounding finishes. It is recommended that a qualified carpenter or builder assess the extent of damage and carry out repairs or replacement of the affected section as required. Improved sealing or waterproofing should also be considered to minimise recurrence.

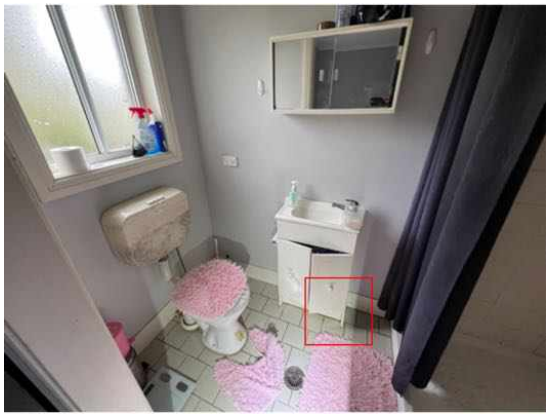
Finding 3.67

Building:	Building 2
Location:	Ensuite
Finding:	Vanity - water damage
Information:	Water damage was observed to the vanity. This type of defect is typically caused by

prolonged moisture exposure from minor plumbing leaks, condensation, or poor sealing around fixtures and fittings.

If left unmanaged, water ingress can lead to swelling, delamination, or deterioration of the joinery, potentially compromising its functionality and hygiene. Moist conditions in enclosed cabinetry may also create an environment conducive to mould or timber pest activity.

It is recommended that a licensed plumber be engaged to inspect the sink plumbing for leaks or seepage. A cabinetmaker or qualified joiner may also be required to replace the affected shelving or restore the unit where practical.



Finding 3.68

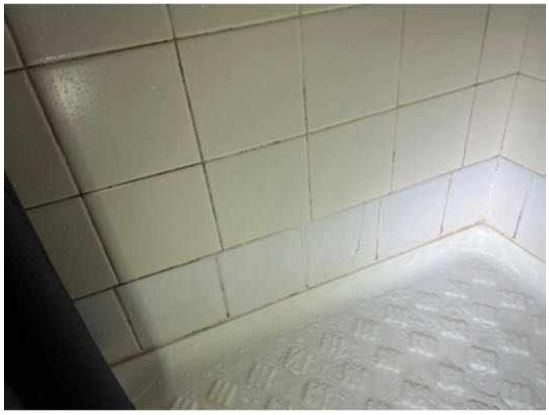
Building:	Building 2
Location:	Ensuite, Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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

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

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

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





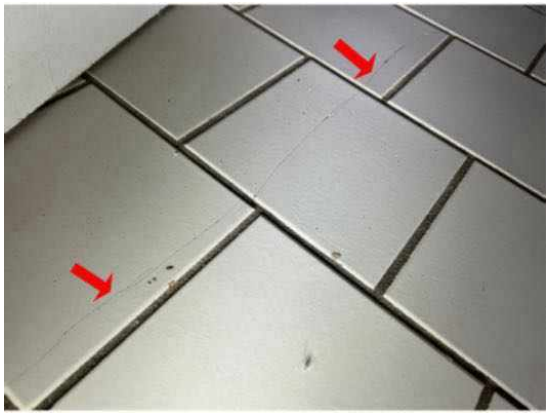

Finding 3.69

Building:	Building 2
Location:	Ensuite, Bathroom
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.70

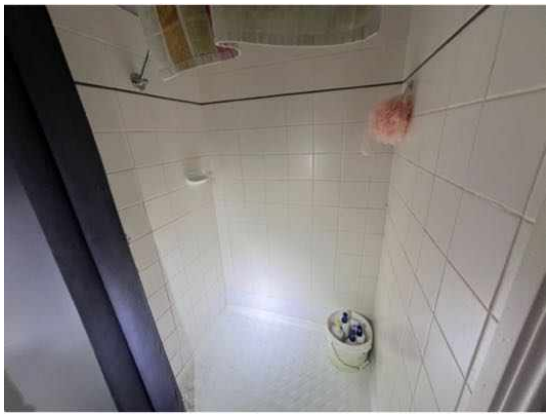
Building:	Building 2
Location:	Ensuite, Bathroom
Finding:	Moisture in Shower
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.



Finding 3.71

Building:	Building 2
Location:	Ensuite, Toilet (WC), Bathroom
Finding:	Plasterboard - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.
	Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.
	It is highly recommended that a plasterer or painter be appointed to complete these

works and ensure the safety of the area and the longevity of all associated building elements.






Finding 3.72

Building:	Building 2
Location:	Toilet (WC)
Finding:	Toilet pan - Loose
Information:	The toilet pan was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to general aging of the toilet pan and associated materials. However, the loose fixing may also be a result of impact damage.

If left unmanaged, the toilet pan could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements.

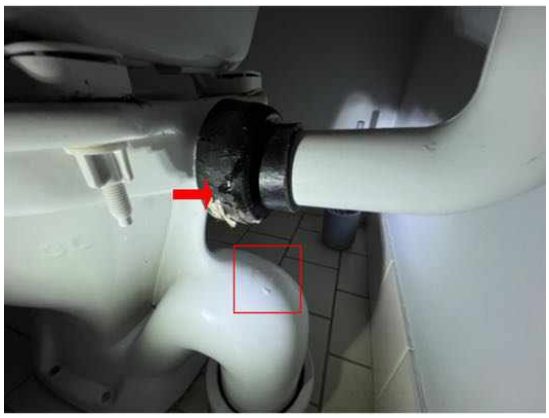
It is recommended that the pan be refixed to the floor with concrete or silicone by a licensed plumbing contractor.

Finding 3.73

Building:	Building 2
Location:	Toilet (WC)
Finding:	Toilet - Leaking
Information:	At the time of inspection, the toilet showed evidence of leaking during operation.

Although common, internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are all potential outcomes of a water leak that is left unattended, which are then likely to develop into more serious defects and may necessitate major repair works. Additionally, internal water leaks may significantly increase the water usage within the property.

It is highly advised that internal water leak be addressed by a licensed plumber as soon as possible. Use of the leaking toilet should be minimised until such time.



Finding 3.74

Building:	Building 2
Location:	Bathroom
Finding:	Basin - Cracked
Information:	Cracking was evident to the basin at the time of inspection, which is suspected to have been by minor impact damage. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking. As the cracking provides potential ingress for water, secondary water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged. Consultation with a plumber regarding basin repair or replacement is required. Remedial works may be required to protect against any further damage.

Finding 3.75

Building:	Building 2
Location:	All External Areas - all windows
Finding:	Window - gaps
Information:	Large gaps were observed between the aluminium window - lintel and/or reveals. It is suspected that the installation of sealant was completed to a substandard level of workmanship or is incomplete. Gaps and holes makes the area susceptible to insect and vermin ingress, as well as

allowing water penetration. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if Gaps are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or licensed carpenter.

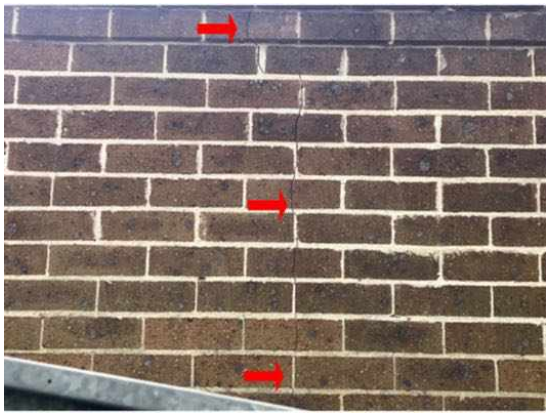
Finding 3.76

Building:	Building 2
Location:	Exterior walls - front, left side.
Finding:	Brickwork - Cracking noticeable
Information:	There were several cracks and or crack repairs evident to external brickwork.

Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible.

Always monitor these cracks and contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.77

Building:	Building 2
Location:	Exterior walls - front
Finding:	Walls - Water stained
Information:	Water staining to sections of the walls in this area was evident at the time of 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 linings.

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.

Finding 3.78

Building:	Building 2
Location:	Exterior walls - left side
Finding:	Water tank overflow - Not connected
Information:	The plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the tanks plumbing.

Where water tank doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

Finding 3.79

Building:	Building 2
Location:	Exterior walls - rear
Finding:	Stormwater drain - Not connected
Information:	The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing. Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests. It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

Finding 3.80

Building:	Building 2
Location:	Exterior walls - rear
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to

damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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

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




Finding 3.81

Building:	Building 2
Location:	Exterior walls - rear
Finding:	Building element - Rusted or corroded
Information:	This building element 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.

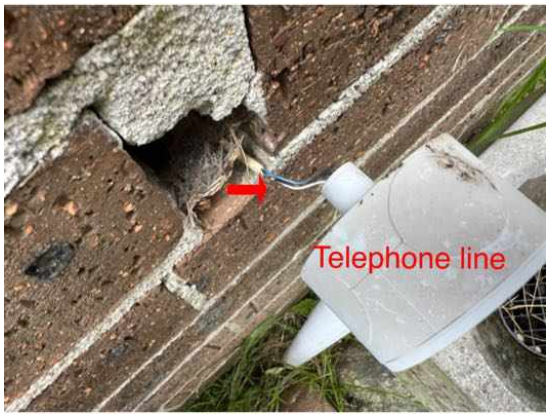
Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

Finding 3.82

Building:	Building 2
Location:	Exterior walls - rear
Finding:	Tap - Stiff to operate
Information:	The Tap was observed to be stiff and difficult to operate at the time of inspection. This issue is commonly caused by internal component wear, mineral buildup, or lack of maintenance. If left unmanaged, further deterioration may occur, potentially leading to reduced functionality, leaks, or failure of the fixture. It is recommended that a licensed plumber be engaged to assess and rectify the issue to ensure smooth operation and prevent further deterioration.

Finding 3.83

Building:	Building 2
Location:	Exterior walls - rear
Finding:	Additional Photos. Minor defects.
Information:	Additional photos are provided for your general reference. Where arrows have been provided, please discuss these items with the building inspector.



Finding 3.84

Building:	Building 2
Location:	Roof Exterior (carport)
Finding:	Roof plumbing - Flashing inadequate
Information:	Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins. Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building. Premature ageing and secondary building defects are imminent where roof plumbing

is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.

Finding 3.85

Building:	Building 2
Location:	Roof Exterior
Finding:	Guttering - Active Leak
Information:	An active leak was identified in the guttering during the inspection. This issue is likely caused by damage, corrosion, or substandard installation. The leak allows water to escape improperly, increasing the risk of water pooling around the building's foundation. Prolonged moisture exposure can create conditions conducive to termite activity and may also lead to soil erosion, water ingress into lower areas, or damage to associated building elements. A licensed roof plumber should assess the guttering to identify the exact cause of the leak and carry out necessary repairs or replacements as a priority to prevent further damage and mitigate the risk of termite infestation.

Finding 3.86

Building:	Building 2
Location:	Roof Exterior
Finding:	Roof plumbing - Rusted or corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

Finding 3.87

Building: Building 2
Location: Roof Exterior
Finding: Gutters - Water pooling
Information: Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

Finding 3.88

Building: Building 2
Location: Roof Exterior
Finding: Gutters - Blocked
Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity.

Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.






Finding 3.89

Building:	Building 2
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters

Information: Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

Finding 3.90

Building: Building 2

Location: Subfloor

Finding: Subfloor- brick pier unstable

Information: The brick pier in the subfloor structure is not plumb and is failing to provide adequate support to the bearer. This misalignment compromises the pier's structural integrity and may lead to uneven load distribution, which can cause further structural issues within the floor system.

If left unattended, this lack of support is likely to result in increased movement, potential sagging of the floor, and further degradation of both the pier and the bearer.

Immediate assessment by a Registered Builder or Structural Engineer is required to realign and secure the pier, ensuring it provides adequate support to the bearer. This defect should be addressed as a priority to maintain structural stability.

Finding 3.91

Building:	Building 2
Location:	Subfloor
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or 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 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 3.92

Building:	Building 2
Location:	Subfloor
Finding:	Water pooling - against property
Information:	Water appears to be pooling against the house. It is suspected that this is a result of poor site drainage but may also be due to excessive moisture from an unidentified source. Where water is pooling against the house water damage to the external wall cladding is imminent. Such water pooling also increases the risk of termite activity and the development of fungal decay in the area. Consult a Licensed Plumber regarding the cost of potential site drainage rectification works.

Finding 3.93

Building:	Building 2
Location:	Subfloor
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable. Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.

Live Timber Pest Activity

Finding 4.01

Building:	Building 2
Location:	Subfloor
Finding:	Water staining
Information:	Water staining was evident in this area at the time of 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.

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Building 1
Location:	Meter Box
Finding:	Termite Management System - no Durable Notice
Information:	If a property has a history of termite activity, records or details related to previous treatments are essential in determining whether the applied measures were appropriate. A Durable Notice or Notice of Application serves as a record of past termite management and is typically located in the meter box, subfloor joist, or kitchen cupboard. These notices provide important information for determining future pest management strategies. At the time of inspection, no Durable Notice was identified, and there was no evidence to suggest that a termite management system had been installed or that preventative treatments had taken place. In the absence of a recorded termite barrier, the property remains susceptible to potential termite attack on timber building elements. It is recommended that the purchaser make further inquiries with the vendor regarding any past termite treatments or history of termite activity at the property, including any treatments applied to trees on-site. Additionally, consultation with a licensed pest controller is advised to assess the feasibility and cost of installing a post-construction chemical termite barrier. If a termite management system is installed, a Durable Notice should be placed in the switchboard unit or another accessible location to indicate the type of barrier in place and its maintenance requirements.

Finding 6.02

Building:	Not Applicable
Location:	Ensuite, Bathroom
Finding:	Moisture in Shower (Photos shown in previous defect section)
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

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

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

Finding 6.03

Building:	Not Applicable
Location:	Porch, Carport
Finding:	Bridging of physical termite barriers - Concrete Patio
Information:	The tiled concrete pad to the patio and alfresco including other areas directly abuts dwelling causing bridging. Bridging is the span of a physical termite barrier or inspection zone so that subterranean termites have an entry point over or around that

barrier.

Where a concrete patio is retrospectively installed against an external wall, this provides a concealed entry point for termites.

The client should consider obtaining further advice from a timber pest technician regarding treatments required in this area. It is recommended that obtaining such advice be a short-term priority.

Finding 6.04

Building: Not Applicable
Location: All External Areas

Finding: Bridging - Attachments to Buildings.

Information: Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector

Finding 6.05

Building: Building 1

Location: Carport

Finding: Roof plumbing - Insufficient capacity (Photos shown in previous defect section)

Information: It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter.

If left unmanaged, the excess moisture in this areas may allow the formation and

development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment.

Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.

Finding 6.06

Building:	Not Applicable
Location:	All External Areas
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Finding 6.07

Building:	Building 2
Location:	Exterior walls - front
Finding:	Water leak - External (Photos shown in previous defect section)
Information:	Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage. Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.

Finding 6.08

Building:	Building 2
Location:	Subfloor
Finding:	Water pooling - against property (Photos shown in previous defect section)
Information:	Water appears to be pooling against the house. It is suspected that this is a result of poor site drainage but may also be due to excessive moisture from an unidentified source.

Where water is pooling against the house water damage to the external wall cladding is imminent.

Such water pooling also increases the risk of termite activity and the development of fungal decay in the area.

Consult a Licensed Plumber regarding the cost of potential site drainage rectification works.

Finding 6.09

Building:	Not Applicable
Location:	Exterior walls - rear
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 6.10

Building:	Building 2
Location:	Exterior walls - left side
Finding:	Water tank overflow - Not connected (Photos shown in previous defect section)
Information:	The plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the tanks plumbing. Where water tank doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests. It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

Finding 6.11

Building:	Building 2
Location:	Exterior walls - rear
Finding:	Stormwater drain - Not connected (Photos shown in previous defect section)
Information:	The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

Finding 6.12

Building:	Not Applicable
Location:	All External Areas
Finding:	Garden Beds - Conditions Conducive to Termites
Information:	Garden beds were observed around the perimeter of the building, obstructing visual inspection of lower wall areas and providing potential concealed termite entry points.

Raised soil levels and retained moisture from watering can allow termites to access wall cavities or weep holes undetected, while timber edging materials may further encourage activity.

It is recommended that garden beds be reduced or cleared from the building perimeter, or that regular timber pest inspections be carried out in accordance with AS 4349.3 or AS 3660.2 to monitor risk.

Finding 6.13

Building:	Not Applicable
Location:	All External Areas
Finding:	Vegetation Against Building - Conducive to Termite Activity
Information:	Vegetation and trees were observed in direct contact or in close proximity to the building at the time of inspection. This condition creates a conducive environment for termite activity by providing concealed access points, retaining moisture against the structure, and reducing ventilation. Additionally, vegetation can contribute to organic debris buildup, further increasing the risk of pest infestation. It is recommended that all vegetation be trimmed back to allow adequate clearance from the building. Ongoing maintenance is advised to reduce the risk of termite activity and improve ventilation around the structure. Regular termite inspections should also be conducted to monitor for any signs of infestation.




Finding 6.14

Building:	Not Applicable
Location:	Roof Exterior
Finding:	Gutters - Blocked (Photos shown in previous defect section)
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

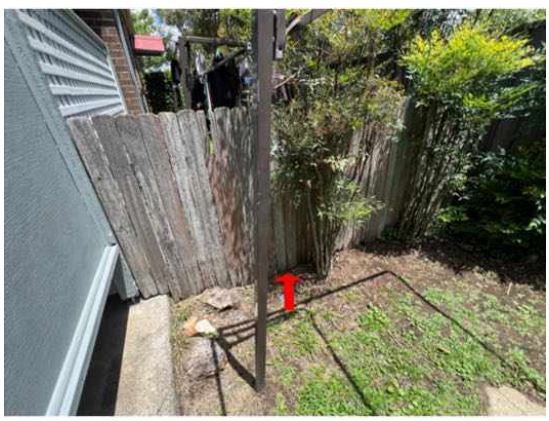
Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 6.15

Building:	Yard
Location:	All External Areas
Finding:	In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.








Finding 6.16

Building:	Yard
Location:	Yard - Back
Finding:	Building materials in direct ground contact - conducive to termites
Information:	Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation. When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or

non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.

Finding 6.17

Building:	Building 2
Location:	Subfloor
Finding:	Ant caps - Not installed
Information:	Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.

Finding 6.18

Building:	Building 2

Location: Subfloor

Finding: Stored timbers - subfloor space or external area

Information: The storing of timbers in the subfloor space or 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 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 6.19

Building: Yard

Location: The Site

Finding: Stumps, Dead or Decayed Trees - conductive conditions

Information: Stumps and/or dead or decaying trees were observed within the property boundary during the inspection. These elements are recognised as significant conducive conditions, as they retain moisture and provide a cellulose-rich environment ideal for sustaining termite activity.

Even in the absence of visible termite workings at the time of inspection, decayed timber material can support undetected subterranean termite harbourage, particularly when located in close proximity to the dwelling. The risk of concealed termite ingress into structural timbers is increased when such materials are not removed or managed appropriately.

The client is advised to consult a licensed pest management professional to assess the site and determine whether treatment or removal of the stumps or trees is required. Ongoing timber pest inspections should be maintained at regular intervals to monitor for any future activity.








Finding 6.20

Building:	Yard
Location:	The Site
Finding:	Timber Pest Risk – Trees Within 50m of Dwelling
Information:	Mature trees were identified within 50 metres of the dwelling. The presence of trees in close proximity to the structure increases the risk of termite activity, as trees provide a natural food source and nesting environment for termites. Tree roots can also contribute to excessive moisture retention in the soil, creating conducive conditions for timber pest activity. Regular monitoring for signs of termite activity is advised. A licensed pest inspector should be engaged to assess the area and provide further recommendations on risk mitigation and management.

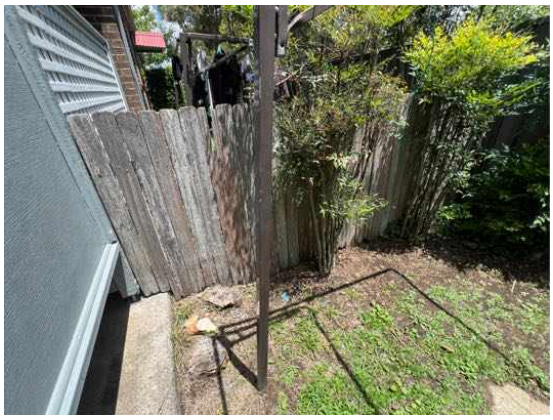
Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Not Applicable
Location:	All External Areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.



Evidence of wood borer activity and/or damage

Finding 8.01

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

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Bricklayer

- Registered Roofing Contractor

- Mould Remediation Specialist

- Licensed Plumber specialising in Roof Plumbing

- Licensed Plumber

- Licensed Electrician

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

- Tree surgeon (arborist)

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

- BUILDING
The building when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

All room numbers are labeled from right to left as walking through the property from the front door through each level.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

No access was available to the subfloor of 17A at the time of inspection. A visual inspection was not carried out. It is recommend to remove the possum from the subfloor for a re-inspection.

No access was available to the roof void at the time of inspection to 17A and 17B. A visual inspection was not carried out. It is recommend to install a roof access in one or more accessible are as for a re-inspection.

NOTE: Unless the subfloor has a full inspection it is never possible to inspect for timber pest, termite activity, structural damage, subfloor drainage issues, subfloor mould or water leaks will not be visible.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in FAIR condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

- The stairs were found to be of varying heights, creating a potential trip hazard for users of the staircase
- Exposed electrical wiring was identified
- Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.
- The carport beam was observed to exhibit timber rot consistent with fungal decay. The affected timber shows signs of deterioration and loss of durability, likely associated with prolonged moisture exposure.
- Sections of the roof sheeting were identified as sagging during inspection of the exterior roof. Sagging roof sheets are likely a result of failures of fastenings or fixings, but may also indicate inadequate roof support.
- Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means. Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

ADDITIONAL INVASIVE AND NON INVASIVE TESTS
These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be

test drilled for evidence of termite nests.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Not Applicable
Location:	Carport
Finding:	Additional structure built without a permit (Suspected) NSW
Information:	The pergola structure on the left side of the house is suspected to have been constructed without the necessary council approval. In New South Wales, approval is generally required prior to construction of such structures, either by way of a Complying Development Certificate (CDC) or through the Development Application (DA) process followed by a Construction Certificate.

There are many aspects of pergola construction which typically require approval in NSW. The Environmental Planning and Assessment Regulation 2021 outlines that approval is likely required in the following circumstances:

- A roofed structure such as a steel or polycarbonate roof pergola.
- Structural footings that support the roof or elevated platforms.
- Any structure physically attached to the house.
- Structures elevated above ground level that may require balustrades or pose a fall risk.
- Structures within proximity to boundaries, easements, or public land.

It is commonly and incorrectly believed that if a structure has remained unapproved for a number of years, it no longer requires approval. This is not the case. Local councils can issue enforcement notices regardless of the structure's age, particularly if it comes to their attention through neighbour complaints or during property sale transactions.

In the event that the local council is made aware of this unapproved structure, the responsibility rests with the current property owner. The council will generally issue one of two directions:

1/ Obtain a Building Information Certificate (BIC) to legitimise the structure through retrospective approval, or

2/ Remove the structure in full.

Fines or penalty notices may also be issued in some cases.

It is strongly recommended that the purchaser request formal documentation from the vendor confirming whether the pergola structure has been approved. If no approval can be produced, the current owner should be asked to obtain a Building Information Certificate and provide a structural assessment confirming that the structure is safe and built in accordance with current building standards.

This inspection report does not constitute formal approval, and any informal assessment should not be relied upon to confirm compliance. Further enquiries with the local council or an accredited certifier are strongly recommended prior to settlement.

Noted Item

Building:	Building 1
Location:	Laundry (linen)
Finding:	No Access - Roof Void 17A
Information:	Access to this area was restricted at the time of inspection, preventing a full assessment. The condition of any concealed elements could not be determined, and defects may exist that were not visible during the inspection.

Further inspection is recommended once access is made available.

Noted Item

Building:	Building 1
Location:	Subfloor
Finding:	No Access - Subfloor 17A
Information:	Access to this area was restricted at the time of inspection, preventing a full assessment. The condition of any concealed elements could not be determined, and defects may exist that were not visible during the inspection. Further inspection is recommended once access is made available.

Noted Item

Building:	Building 2
Location:	Laundry (linen)
Finding:	No Access
Information:	Access to this area was restricted at the time of inspection, preventing a full assessment. The condition of any concealed elements could not be determined, and defects may exist that were not visible during the inspection. Further inspection is recommended once access is made available.

Noted Item

Building:
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

Noted Item

Building:
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance

for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building:
Location:
Finding: FYI - Taps, drainage and toilets tested
Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

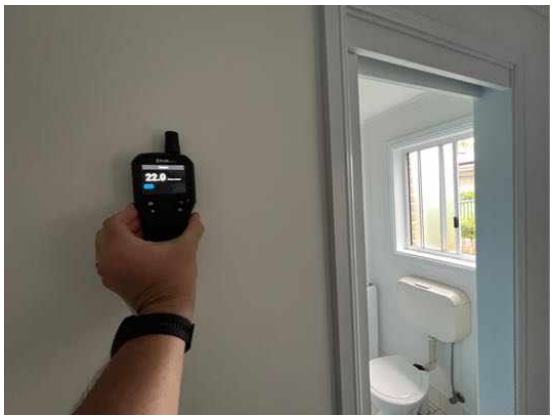
Building:
Location:
Finding: FYI - Windows and doors were tested for operations
Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

Unless identified in a seperate items, no rememedial work is required on these items.

Photos may be shown in additional photos section.

Noted Item

Building: Building 1
Location: 17A
Finding: FYI - Additional Photos
Information: Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.

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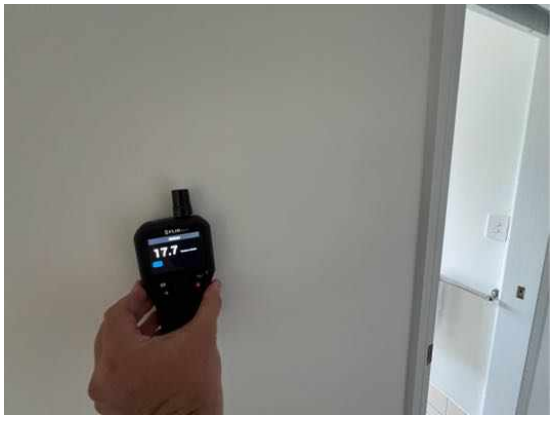
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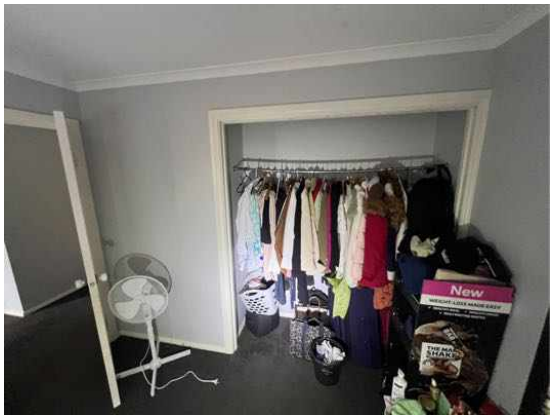
Noted Item

Building: Building 2
Location: 17B
Finding: FYI - Additional Photos
Information: Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.



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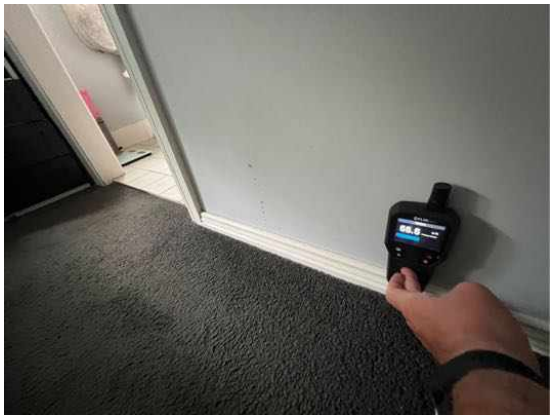

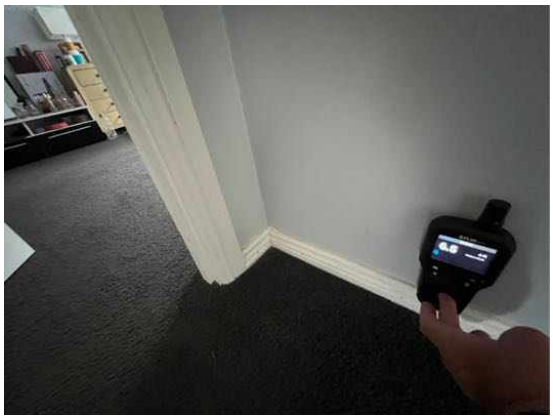

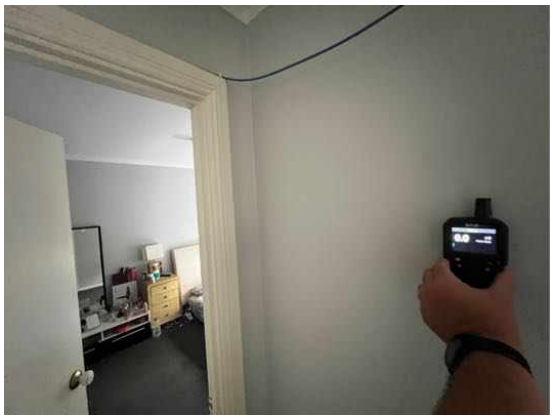

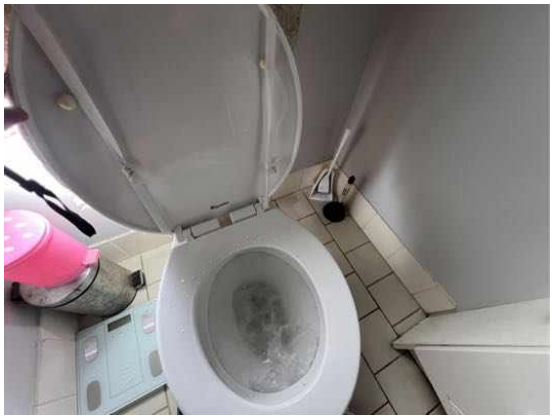

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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