Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 18 Cabinda Dr, Keysborough VIC 3173, 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:	Tue, 17 Mar 2026
Modified Date:	Wed, 18 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	18 Cabinda Dr, Keysborough VIC 3173, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Jamie Daou Ph: 0405 484 010 Email: Brighton@jimsbuildinginspections.com.au
	Registered Building Practitioner; DB-U 37884;
Company Name:	Jim's Building Inspections (Brighton)
Company Address and Postcode:	Highett 3190
Company Email:	Brighton@jimsbuildinginspections.com.au
Company Contact Numbers:	0405 484 010

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 has been prepared solely on the basis of the information available at the time of inspection and is subject to information provided by the Client, their agents and/or employees. It is also subject to the presence of latent or concealed defects, inaccessible areas, and other conditions that were not apparent or detectable at the time of inspection.

This report has been commissioned solely for the use of the Client only, and unless expressly stated otherwise, no responsibility or liability is accepted for or owed to any third party. Any third party not specifically named on page 3 of this report who relies on this report, in whole or in part, does so entirely at their own risk.

It is the responsibility of the property owner(s) to promptly address any identified safety hazards, major defects, minor defects, and evidence of timber pest activity or damage noted in this report immediately, in order to reduce the risk of further deterioration, safety concerns, and potential financial loss.

Areas that were inaccessible or assessed as HIGH RISK should be further investigated by appropriately qualified personnel. The Client is strongly advised to take all reasonable steps to remove, rectify, or actively monitor any conditions that may be conducive to timber pest activity or attack IMMEDIATELY.

To minimise the risk of future timber pest damage, it is recommended that the Client undertakes:

- Regular inspections at intervals not exceeding twelve months, or more frequently where the building is highly susceptible to timber pest activity.

- Implementation of a timber pest management program in accordance with Australian Standard AS 3660, which may include monitoring and baiting systems, chemical treatment, or physical management measures.

It is acknowledged that such management systems may be bypassed by subterranean termites, and therefore thorough, regular inspections remain essential.

This report reflects the condition of the property at the time of inspection only. Re-inspection is strongly recommended 30 days after the issue of this report, as the condition of the property may change over time, including the extent of defects or the appearance of previously undetected issues.

Building standards, construction materials, and techniques have evolved over time in Australia. Older buildings may not comply with current legislation or Australian Standards; please note that this does not necessarily indicate poor construction.

Assessments in this report are made with reference to the Australian Standards applicable at the time of construction.

*This inspection applies only to the property specified on page 1 of this report. The report must be read in full, including all defect statements and associated images, to be understood in context. Any uncertainty or questions regarding this report should be clarified with the inspector prior to acting upon its contents.

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

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor 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
Company or Strata title	No
Floor	Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Brick, Fence - Post and Rail Construction, Footpath, Garage, Pergola, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Internal Joinery, Eaves, Fascias, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards
Roof	Tiled, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Raining

Section C Accessibility

Areas Inspected

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

- Interior

- Exterior

- Fencing

- Gardens

- Landscaping Timbers

- Posts

- Roof Exterior - Part

- The Site

- Roof Void - Part

- Subfloor - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

- Inside of the fencing.

- Roof Exterior - Part

- Site - Part.

- Subfloor - Part.

- Timber retaining walls due to obstructions.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Ceiling linings

- Debris in gutters

- Areas of low roof pitch preventing full inspection

- Appliances and equipment

- Above safe working height

- Degree of roof incline too steep for safe access

- Duct work

- Evidence of recently painted walls or ceilings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Inclement weather conditions prevented inspection of roof exterior

- Insulation

- Lack of clearance - subfloor

- Landscaping

- Patio

- Pipework

- Porch

- Proximity of perimeter fence to building

- Roof framing - not trafficable

- Roofing material is a slip hazard - not safe to access

- Rugs

- Sarking

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- Vegetation

- Wall linings

- Webbing of roof trusses - not trafficable

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Subfloor >
Finding:	Sub - Floor - Excessive Moisture Identified
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay. Excessive moisture is generally caused by deteriorated or leaking plumbing pipes or excessive subfloor moisture to the subfloor where a qualified plumber or a mechanical ventilation specialist should be engaged immediately to further inspect the property to identify the cause of the excessive moisture and carry out any necessary repairs. This is advised to be carried out as soon as possible.




Finding 2.02

Building:	Main Building
Location:	Subfloor
Finding:	Sub Floor - Suspected Mould
Information:	Suspected mould growth was observed in the subfloor in this area.

This has likely occurred due to water ingress, poor ventilation, and persistent damp conditions. Mould can damage building materials, reduce indoor air quality, and pose health risks to occupants.

A registered builder or mould remediation specialist is required to inspect the subfloor, identify the source of moisture, and remediate the mould. Works may include removal of affected materials and treatment of surfaces. This should be rectified immediately to prevent further damage and health risks.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Ceilings - Historic Damp Damage
Information:	The ceilings were inspected and dampness and moisture-related damage were observed in this area. Damp ceilings can weaken ceiling linings, cause mould growth, damage paint, and in severe cases may lead to partial collapse, creating a safety risk.

This may be due to roof leaks, defective roof coverings, plumbing leaks from above, condensation from poor ventilation, faulty flashings, or lack of timely maintenance and repair.

No elevated moisture levels were present at the time of inspection. The area should be monitored, and if any signs of moisture, deterioration, or related issues arise, a registered builder or licensed plumber should be engaged immediately to further investigate and rectify as required.

Finding 3.02

Building: Main Building
Location: Bathroom >
Finding: Tiles - Cracked
Information: Cracked tiles were observed in this area. Cracked tiles can reduce durability and appearance and, if left unaddressed, may result in further detachment or damage.

This condition may be due to inadequate adhesive during installation, movement of the substrate, age-related deterioration of the tile bonding, or impact from normal use.

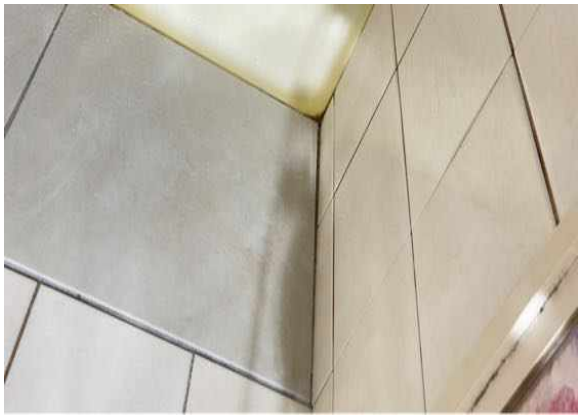
A qualified tiler or competent handyman should be engaged immediately to secure or replace the affected tiles. Prompt attention will restore surface integrity, maintain hygiene, and protect the long-term appearance of the tiled area.

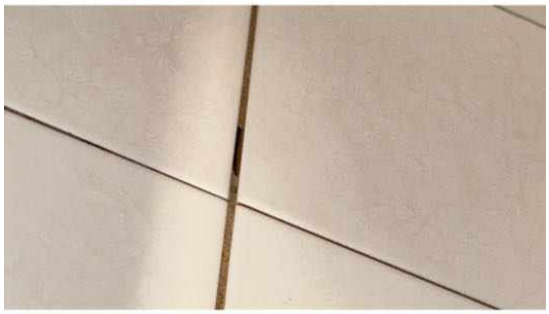
Finding 3.03

Building: Main Building
Location: All Areas
Finding: Tiles - Inadequate Grout
Information: Tiles were observed to have inadequate and deteriorated grout between joints in this area. Insufficient grout can allow water penetration, lead to tile movement, and contribute to substrate deterioration or mould growth.

Possible causes include poor original installation, age-related wear, or moisture exposure.

A qualified tiler should be engaged immediately to re-grout the affected areas. Prompt remediation will restore water resistance, maintain tile stability, and prolong the life of the flooring.





Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Tiles - Inadequate Sealant
Information:	Tiles were inspected, and inadequate and deteriorated sealant was observed in this area. Missing or compromised sealant can allow moisture ingress, promote mould growth, and reduce the durability of tiled surfaces and underlying substrates. This condition may be due to age-related wear, poor initial application, or lack of maintenance. A qualified tiler or competent caulking specialist should be engaged immediately to remove old sealant and apply new, compliant materials. Prompt rectification will protect the flooring, maintain hygiene, and prevent possible water-related damage.

Finding 3.05

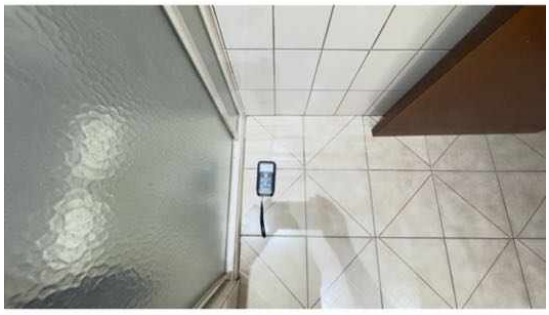
Building:	Main Building
Location:	All Showers >
Finding:	Shower Damp - To Be Monitored & Epoxy Grout
Information:	Damp is evident to the lower wall to the shower alcove and acceptable level moisture reading were found to the reverse side of the shower. Moisture readings were not

found to the wall adjacent to the shower.

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.

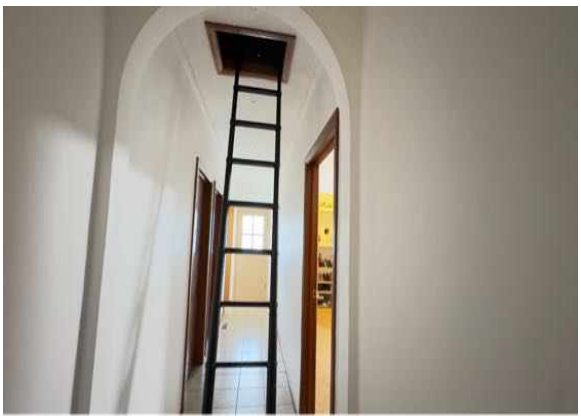
It is advised to engage an epoxy grout specialist to remove and replace the grout with epoxy grout and install epoxy to all floor wall corner joints.

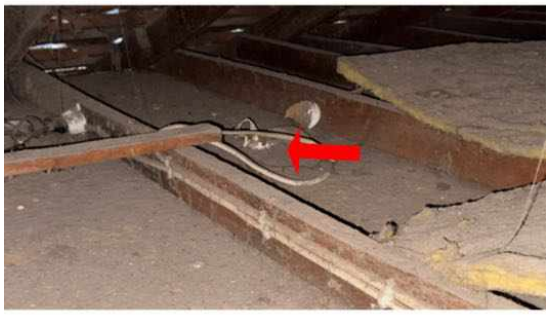
Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future



Finding 3.06

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void - Electrical - Downlight Fittings - No Cover
Information:	Downlight fittings within the roof space were observed to not have covers. This is an unsafe condition, as combustible materials in close proximity to light fittings can increase the risk of overheating and fire. This condition may have resulted from poor insulation installation. A licensed electrician should be engaged immediately to assess the downlight installation. The fitting should be made safe, which may include installing an appropriate fire-rated downlight cover or replacing the fitting to ensure safe operation and reduce fire risk.





Finding 3.07

Building:	Main Building
Location:	Roof Void >
Finding:	Roof Void - Inadequate Insulation Installation
Information:	Insulation in the roof void was found to be unevenly installed, with gaps, inconsistent coverage, and some displaced sections. This reduces its effectiveness in maintaining thermal efficiency.

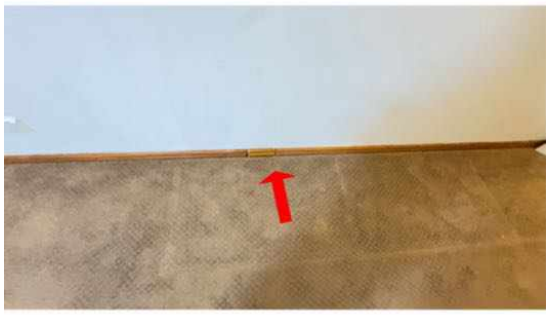
The issue may result from poor workmanship during installation or movement of insulation after installation. If not corrected, the reduced insulation can increase heating and cooling costs and may create cold spots that lead to localized condensation or moisture issues.

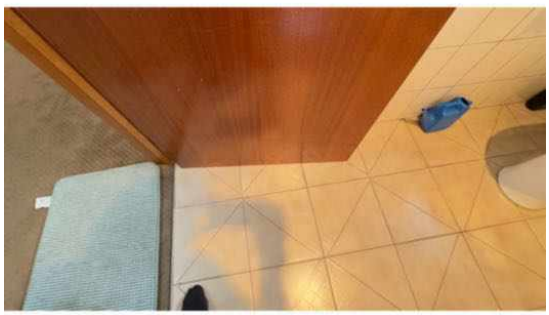
A qualified insulation installer should be engaged promptly to assess the roof void and reposition or add insulation as needed to ensure full, even coverage without compression. Regular monitoring is recommended to maintain thermal performance.

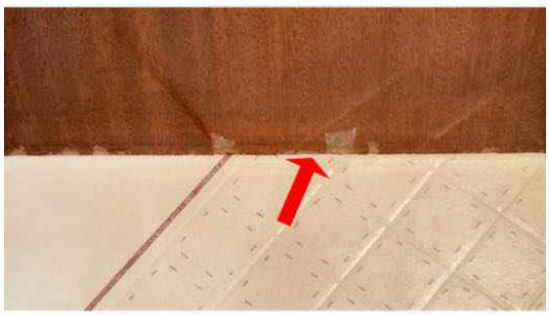
Finding 3.08

Building:	Main Building
Location:	All Areas
Finding:	Building element - Damaged
Information:	[MUST EDIT]

Evidence of damage was identified. Include findings, identify causes, potential implications if left unmanaged and suggest trade responsible for rectification.





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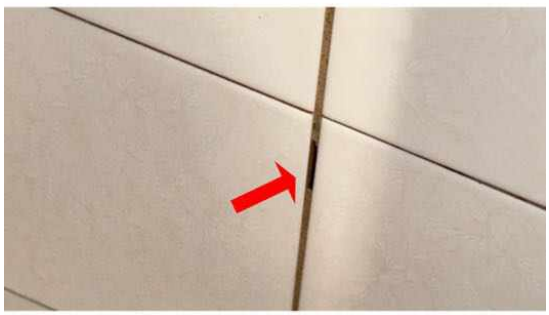


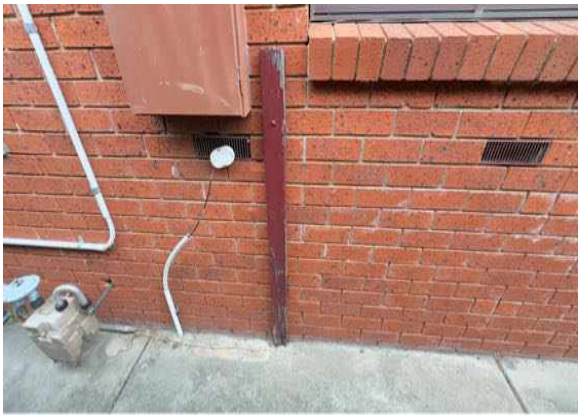
Finding 3.09

Building:	Main Building
Location:	All External Areas
Finding:	External Timber - Timber Rot
Information:	Timber elements including wall claddings, timber rails & posts, landscaping timbers, and other external timber surfaces were inspected and show signs of rot, decay and fungal attack in these areas. Softening, discoloration, splitting, and moisture penetration indicate ongoing timber degradation.

This is likely caused by prolonged moisture exposure, inadequate protective coatings or maintenance, direct contact with soil or water, or poor detailing that traps water or limits ventilation.

If left unaddressed, the affected timber may lose structural integrity, leading to progressive decay, potential collapse of walls, decks, or landscaping features, mould growth, and reduced durability and appearance of the building exterior.

A registered builder or timber specialist should inspect the affected areas immediately to determine the extent of damage. Damaged timbers should be repaired or replaced, protective treatments applied, and drainage or detailing corrected to prevent recurrence. Ongoing monitoring and urgent remedial action are required to prevent further deterioration.



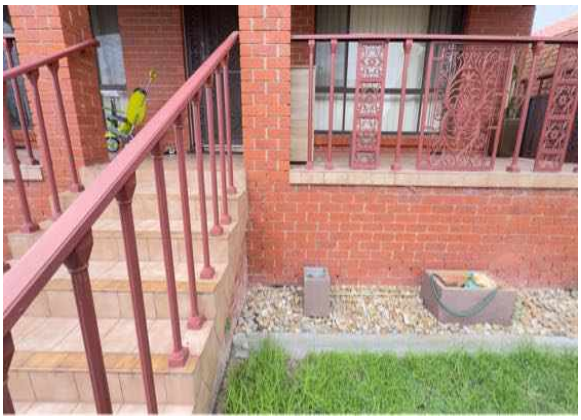
Finding 3.10

Building:	Main Building
Location:	All External Areas >
Finding:	Brickwork - Minor Cracking
Information:	Minor cracking was observed in the brickwork in this area. Hairline cracks are commonly cosmetic in nature; however, the presence of wider or stepped cracks, displaced bricks, or delaminated render may indicate structural movement or water ingress.

Possible contributing factors include normal thermal expansion and contraction, minor foundation settlement, structural movement, moisture penetration, impact damage, or workmanship-related issues.

*Note: No elevated moisture levels were detected at the time of inspection.

The brickwork in this area should be monitored, and if cracks widen or additional movement occurs, a structural engineer should be engaged immediately to assess the condition and advise on any required remedial works. Cosmetic hairline cracking can be repaired by a registered builder or qualified bricklayer to improve appearance and maintain weatherproofing.






Finding 3.11

Building:	Main Building
Location:	All External Areas >
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.

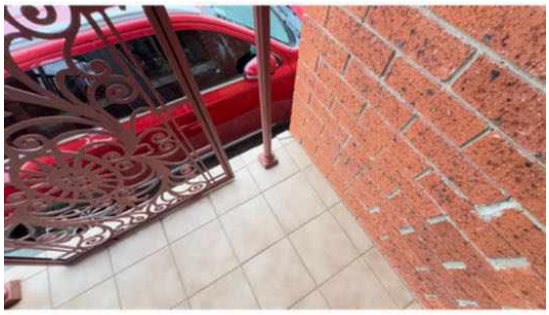
Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

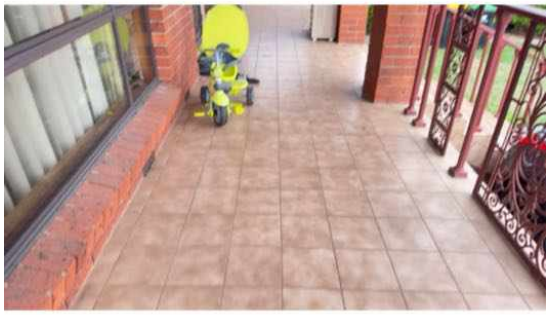
Finding 3.12

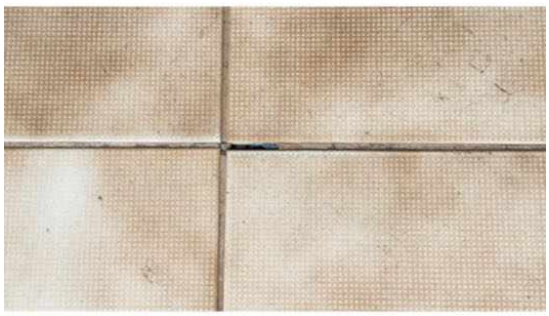
Building:	Main Building
Location:	External Walls
Finding:	Cracked floor tiles
Information:	Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab.

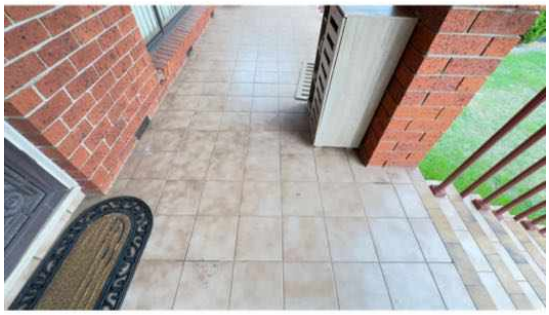
Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.









Finding 3.13

Building:	Main Building
Location:	All External Areas >
Finding:	AC Condensate Drain - Not Connected To Storm Water
Information:	The air conditioning condensate drain in this area was observed to be disconnected from stormwater drainage.

When condensate is not properly directed to a stormwater outlet, water can accumulate around the building or air conditioning unit, creating damp conditions that may lead to secondary defects such as timber rot, corrosion of nearby metal components, mould growth, or slippery surfaces. Prolonged pooling of water may also attract termites and contribute to long-term deterioration of surrounding building elements.

A qualified HVAC technician or licensed plumber should be engaged immediately to connect the condensate drain to a suitable stormwater outlet. Prompt rectification will ensure proper drainage, protect the building fabric, and reduce potential health and safety risks.

Finding 3.14

Building: Main Building
Location: All External Areas >
Finding: HWS - (T&P) Valve Not Connected To Storm Water
Information: The Hot Water System (HWS) Temperature & Pressure Relief (T&P) valve discharge pipe was observed to be disconnected from stormwater drainage.

When not properly connected, discharged water can create damp conditions around the HWS, potentially leading to secondary defects such as timber rot, corrosion of nearby metal components, mould growth, or slip hazards. Prolonged exposure to moisture in this area may also attract termite activity and contribute to long-term deterioration of surrounding building elements.

A licensed plumber should be engaged immediately to connect the T&P discharge pipe to a suitable stormwater outlet or floor waste. Prompt rectification will ensure safe operation of the HWS, protect surrounding structures, and reduce potential health and safety risks.

Finding 3.15

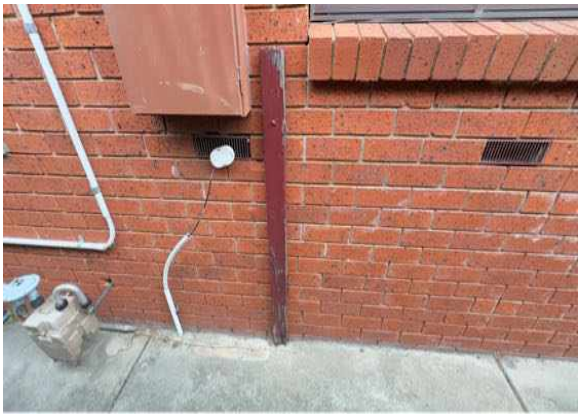
Building: Main Building
Location: Fencing All Areas

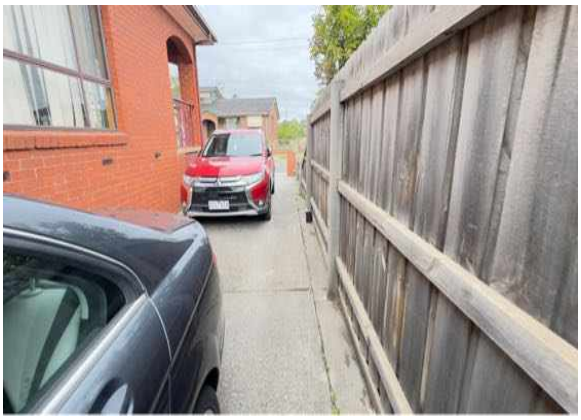
Finding: Fencing - Deteriated

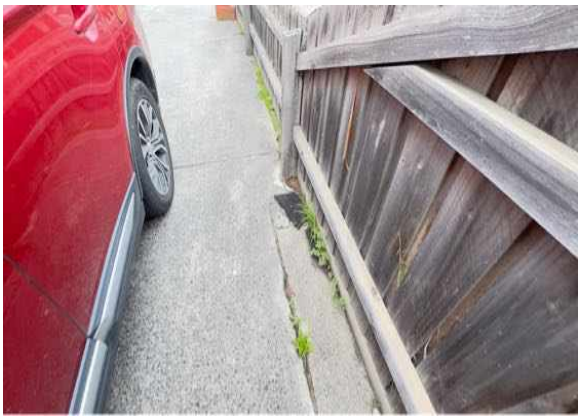
Information: Timber fencing was inspected and deterioration was observed in this area. Deteriorated fencing can compromise structural stability, reduce privacy, and may allow pest ingress or accelerated decay if left unaddressed.

Possible causes include age-related timber decay, prolonged exposure to moisture or sunlight, poor maintenance, or impact damage.

When practical, a qualified carpenter or fencing specialist should be engaged to repair or replace affected sections, and a qualified painter should be engaged to restore protective finishes. Prompt rectification will maintain structural performance, improve appearance, and extend the lifespan of the fencing.



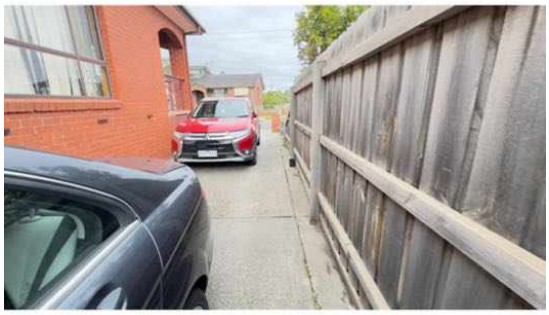


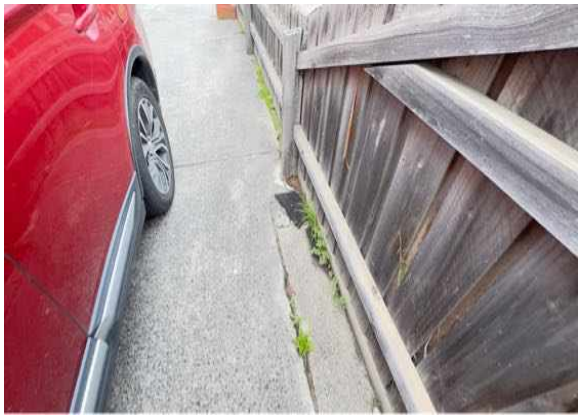



Finding 3.16

Building:	Main Building
Location:	All External Areas >
Finding:	Paving - Minor Cracking
Information:	The external paved areas were visually inspected. Minor cracking, uneven surfaces, and general wear were observed in this area. These defects do not currently affect structural safety but may reduce durability, appearance, and safe pedestrian access. This may be caused by age-related deterioration of concrete, pavers, or other materials, soil movement or settlement beneath paved surfaces, tree root intrusion or erosion, or inadequate original installation or sub-base compaction. A qualified landscaper should be engaged as soon as possible to repair or resurface sections as required. Rectification will restore even surfaces, reduce trip hazards, and improve the serviceability and appearance of the paved areas.

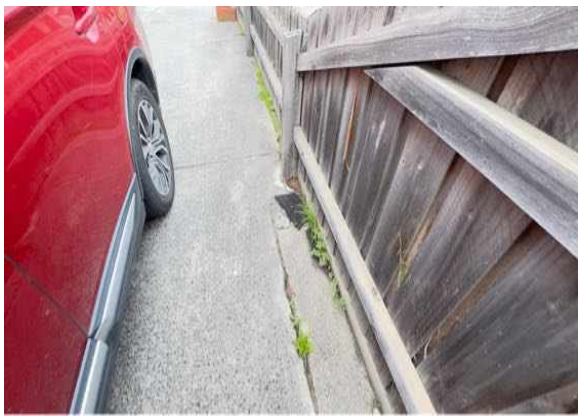

BUNNINGS





Finding 3.17

Building:	Main Building
Location:	Driveway >
Finding:	Driveway - Minor Cracking & Surface Imperfections
Information:	The external driveway was visually inspected. Minor cracking, surface settlement, and minor unevenness was observed in this area. While these defects do not currently compromise structural safety, they may affect long-term durability, appearance, and vehicle access. These issues may be caused by age-related wear, soil movement or settlement beneath the driveway, possible tree root intrusion, or inadequate original construction or reinforcement. A qualified concreter should be engaged when practical to repair or resurface affected areas. Prompt rectification will restore a smooth surface, improve appearance, and prevent further deterioration.



Finding 3.18

Building:	Main Building
Location:	Subfloor
Finding:	Sub - Floor - Lack Of Ventilation
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation. Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance, no mechanical ventilation and insufficient external site drainage.

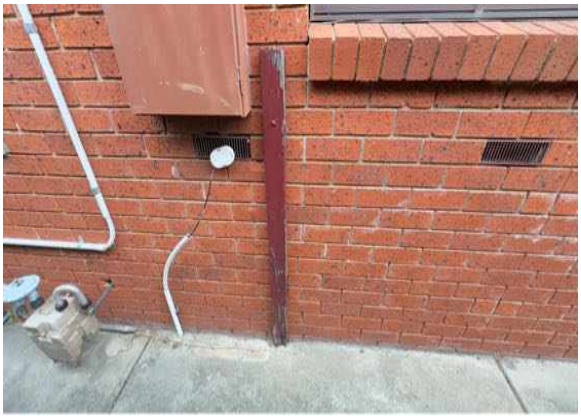
A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants).

Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction subsequent building works or earth and vegetation covering over vents low subfloor clearance and items or debris in the subfloor restricting airflow.

The initial step in improving ventilation is to ensure that the subfloor area is free of any debris or stored items. Where ventilation is still inadequate, it is advised to ensure that all vents are clear of blockages, additional vents may be installed and external surface and subsurface drainage is reviewed.

The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow. Remedial works should be conducted as a matter of urgency to protect against the development of potentially harmful subfloor conditions.






Finding 3.19

Building:	Main Building
Location:	Subfloor
Finding:	Sub Floor - Stumps Not Plumb
Information:	Subfloor stumps were found to be not plumb in this area, with visible excessive leaning and uneven bearing to the bearers, affecting proper load transfer to the foundations.

This condition is likely due to footing settlement, soil movement, and or inadequate installation, and may result in uneven load distribution, floor movement, and ongoing structural deterioration.

It is recommended that a qualified structural engineer or registered builder assess the subfloor stumps immediately and carry out necessary remedial works to ensure they are plumb, stable, and providing adequate support.

Finding 3.20

Building:	Main Building
Location:	Subfloor
Finding:	Sub Floor - Stumps Dropping
Information:	The subfloor stumps were observed to be dropping and settling unevenly. The issue is

present where the floor is sagging and load is unevenly distributed.

This has likely occurred due to ground movement, soil erosion or age-related deterioration of stumps. Dropping stumps can compromise the integrity of bearers and joists, increase the risk of structural failure, and create a serious safety hazard.

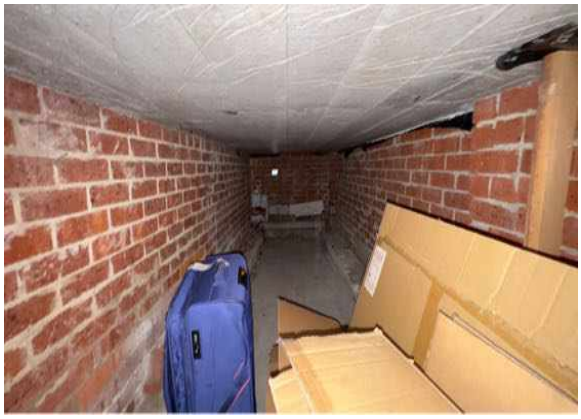
A registered builder or structural engineer is required to inspect the subfloor immediately, assess the affected stumps, and undertake remedial works. This should be rectified as soon as possible to restore structural stability and ensure safety.

Finding 3.21

Building:	Main Building
Location:	Subfloor
Finding:	Sub - Floor - Stored Items, Rubbish & Debris
Information:	The subfloor was observed to contain stored items, rubbish, and debris. The issue is present where clutter restricts access and covers surfaces beneath the building.

This has likely occurred due to accumulation of materials over time or inadequate cleaning. Excess items can conceal defects, restrict inspections and maintenance, increase pest activity, and create fire or safety hazards.

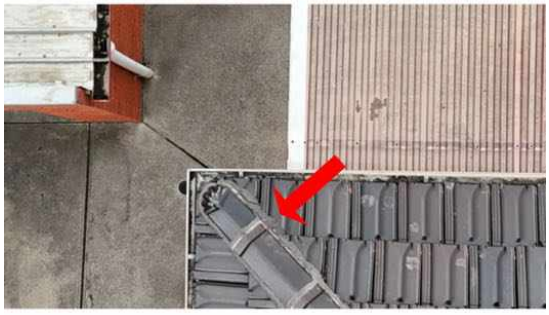
This observation is provided for information only. When practical, a competent handyman should be engaged to remove all rubbish and clear access to ensure safe inspection, maintenance, and ongoing monitoring of the subfloor.



Finding 3.22

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Roof Tiles Mortar Cracked
Information:	Cracking was observed to the mortar bedding and/or pointing to roof tiles in this area. Cracked mortar can allow water penetration, reduce the stability of ridge or hip tiles, and increase the risk of tile displacement during high winds. The condition is commonly caused by age-related deterioration, thermal movement, and shrinkage of traditional sand and cement mortar. A qualified roof tiler should be engaged as soon as possible to repair or re-bed and

re-point the affected roof tiles using appropriate materials. Rectification will reduce the risk of water ingress, tile movement, and further deterioration of the roofing system.



Finding 3.23

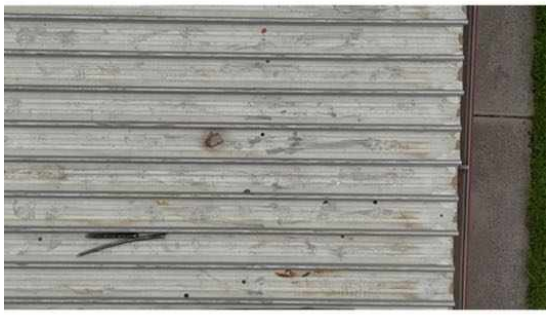
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Rusted & Corroded
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof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

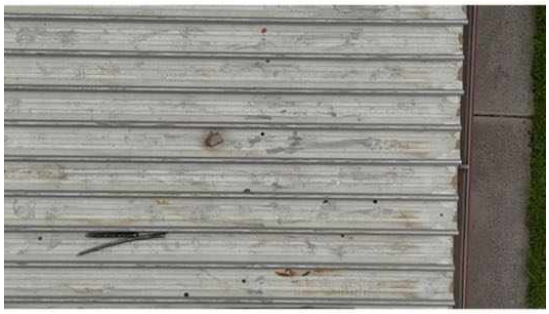
A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as

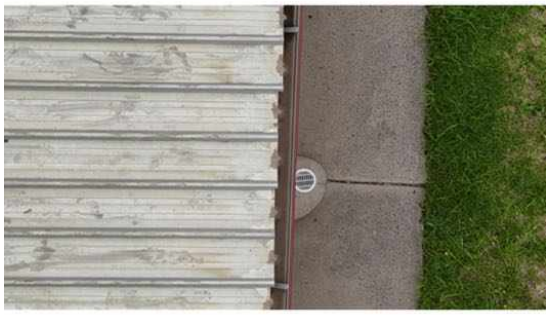
possible to prevent any further damage and deterioration.



Finding 3.24

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Metal Sheets Deteriorated
Information:	The inspection identified metal roof sheets that are showing signs of deterioration. Deteriorated metal sheets can compromise the roof's water-tightness, potentially leading to leaks, corrosion, and damage to the underlying structure. The deterioration may be due to age, prolonged exposure to weather, corrosion, or lack of maintenance. It is recommended that a licensed plumber or roofing specialist be engaged immediately to assess the condition of the roof sheets and undertake necessary repairs or replacement. Prompt action will help maintain the structural integrity and longevity of the roof.





Finding 3.25

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Flashings Deteriorated
Information:	The roof flashings in this area are deteriorated, showing signs of corrosion, cracking, and wear. The issue is observed where the flashings meet roof surfaces and junctions. This has likely occurred due to long-term exposure to weather, poor installation, or aging materials. Deteriorated flashings may allow water to penetrate the roof or walls, causing leaks, water damage, or structural deterioration. A licensed roof plumber is required to inspect and repair or replace the deteriorated flashings in this area. This should be rectified immediately to prevent water ingress and further damage to the building.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External Areas
Finding:	Timber Pests - Durable Notice Not Identified
Information:	During the inspection, no durable notice relating to a termite management system was observed on the property. A durable notice is required to identify the type of termite management system installed, the date of installation, and any ongoing maintenance or inspection requirements. The absence of this notice makes it difficult to confirm the presence, effectiveness, or maintenance status of any termite protection measures. Without a durable notice, there is an increased risk that termite management systems may not be adequately maintained or may have expired, particularly in the case of chemical barriers that require periodic replenishment. This uncertainty increases the likelihood of undetected termite activity and potential damage to timber elements within the building. The lack of a durable notice may be due to removal during renovations, age of the property, or the absence of a compliant termite management system at the time of construction. Regardless of the cause, this represents a gap in termite risk management and ongoing building protection. It is recommended that a licensed pest management technician be engaged immediately to assess whether a termite management system is present and

functioning. Where a system exists, the technician should confirm its type, condition, and maintenance requirements and install a compliant durable notice in accordance with current standards.

If no termite management system is identified, it is strongly recommended that an appropriate termite protection system be installed and documented. Regular inspections and maintenance should then be undertaken to reduce the risk of future termite infestation and associated structural damage.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Timber Pests - Conducive Conditions - Poor Site Drainage
Information:	During the inspection, poor site drainage was identified in this area. Inadequate drainage allows water to accumulate near footings, external walls, and subfloor areas, creating persistently damp conditions. These conditions are highly conducive to termite activity and other timber pests, as moisture is essential for their survival and movement.

Poor drainage may be caused by incorrect site grading, blocked or damaged stormwater systems, inadequate surface water diversion, or landscaping that directs water toward the building. Over time, this excess moisture can soften surrounding soils and timber elements, reduce the effectiveness of termite barriers, and provide concealed access pathways for termites to enter the structure.

If left unrectified, poor site drainage significantly increases the risk of termite infestation, fungal decay, and timber deterioration. Prolonged exposure to moisture can also contribute to structural movement, subfloor dampness, and ongoing maintenance issues, potentially leading to costly repairs and safety concerns.

It is recommended that a licensed plumber, drainage contractor, or registered builder be engaged immediately to assess and improve site drainage. Remedial works may include regrading the ground, clearing or upgrading stormwater drainage, installing surface drains, and ensuring water is directed away from the building perimeter.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	AC Condensate Drain - Not Connected To Storm Water
Information:	The air conditioning condensate drain in this area was observed to be disconnected from stormwater drainage.

When condensate is not properly directed to a stormwater outlet, water can accumulate around the building or air conditioning unit, creating damp conditions that may lead to secondary defects such as timber rot, corrosion of nearby metal components, mould growth, or slippery surfaces. Prolonged pooling of water may also attract termites and contribute to long-term deterioration of surrounding building elements.

A qualified HVAC technician or licensed plumber should be engaged immediately to connect the condensate drain to a suitable stormwater outlet. Prompt rectification will ensure proper drainage, protect the building fabric, and reduce potential health and safety risks.

Finding 6.04

Building: Main Building

Location: All External Areas

Finding: HWS - (T&P) Valve Not Connected To Storm Water

Information: The Hot Water System (HWS) Temperature & Pressure Relief (T&P) valve discharge pipe was observed to be disconnected from stormwater drainage.

When not properly connected, discharged water can create damp conditions around the HWS, potentially leading to secondary defects such as timber rot, corrosion of nearby metal components, mould growth, or slip hazards. Prolonged exposure to moisture in this area may also attract termite activity and contribute to long-term deterioration of surrounding building elements.

A licensed plumber should be engaged immediately to connect the T&P discharge pipe to a suitable stormwater outlet or floor waste. Prompt rectification will ensure safe operation of the HWS, protect surrounding structures, and reduce potential health and safety risks.

Finding 6.05

Building: Main Building

Location: All Areas

Finding: Timber Pests - Conducive Conditions - Timber Rot

Information: Timber elements on the exterior, including wall cladding, landscaping timbers, and other surfaces were inspected and show signs of rot, decay and fungal attack. Softening, discoloration, splitting, and moisture penetration indicate ongoing timber degradation.

This is likely caused by prolonged moisture exposure, inadequate protective coatings or maintenance, direct contact with soil or water, or poor detailing that traps water or limits ventilation.

If left unaddressed, the affected timber may lose structural integrity, leading to progressive decay, potential collapse of walls, decks, or landscaping features, mould growth, and reduced durability and appearance of the building exterior.

A registered builder or timber specialist should inspect the affected areas immediately to determine the extent of damage. Damaged timbers should be repaired or replaced, protective treatments applied, and drainage or detailing corrected to prevent recurrence. Ongoing monitoring and urgent remedial action are required to prevent further deterioration.




Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Timber Pests - Evidence of Fungal Decay & Damage
Information:	During the inspection, evidence of fungal decay was identified in certain timber elements within the property. Signs of this include discolouration, softened timber, and visible fungal growth. The presence of these indicators suggests that moisture has been trapped in the affected timber for an extended period, creating a conducive environment for fungal decay. Over time, this type of damage can weaken the timber significantly, compromising its structural integrity and potentially leading to further deterioration if not addressed. The possible causes of fungal decay are often linked to excess moisture in the environment. Common sources include leaks, condensation, or poor drainage, which can all contribute to sustained dampness in timber. Poor ventilation in areas such as subfloors or ceiling spaces can further exacerbate the issue, as it prevents moisture from evaporating and creates a breeding ground for fungal growth. Additionally, timber-to-soil contact can allow moisture to permeate the timber, accelerating decay. If left unchecked, fungal decay can lead to serious implications for the property's

safety and structural integrity. The affected timber may become so weakened that it is unable to support the load it was originally designed to carry, increasing the risk of collapse or further structural damage. Moreover, continued decay can lead to the spread of mould spores, which pose potential health risks to the building's occupants, especially those with respiratory conditions.

It is strongly recommended that a licensed pest management technician or timber specialist be engaged to assess the extent of the damage and identify the source of moisture causing the issue. Depending on the findings, remedial actions could involve repairing or replacing decayed timber, improving drainage around the property, and addressing any ventilation issues. Regular monitoring and maintenance should be scheduled to prevent future occurrences of fungal decay.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- Dear Aaron and family,

THANK YOU

Thank you for engaging me to conduct your Building & Pest Inspection today. It was an absolute pleasure.

Buying a property is one of the biggest financial and emotional decisions you'll ever make, and I want you to feel supported every step of the way.

*Building Inspection reports often highlight defects - sometimes major, sometimes minor. Please don't be alarmed. Instead, I encourage you to read my report in its entirety and then to contact me when convenient so we can go through my findings together, and in more detail.

My mission is simply to protect you, your family, and your investment.
Please find my overall summary below.

Best Regards
Jamie

Building Inspection Report Summary – This building inspection report MUST BE READ IN FULL. Reliance should not be placed on the summary alone.

Overall, compared to other buildings of similar age and construction, the property appears to be in generally FAIR CONDITION.

Safety Hazards, Major Defects, Minor Defects, and maintenance issues were observed that will require immediate attention and remedial works. If left unmanaged, some of these defects may worsen over time and develop into more significant and costly issues.

Please note that the inspection was subject to limitations, including areas obstructed by furniture,

stored items, fixed joinery, floor coverings, blinds, curtains, soft furnishings, artwork, or ceiling linings. These obstructions may have prevented a full visual assessment of some building elements.

Report Photos - All rooms are numbered sequentially from left to right when entering the property from the front door and progressing through each building level.

*Safety Hazards Found Included;
Non Observed (as per AS 4349.0-2007).

*Major Defects Found Included;
Observed (as per AS 4349.0-2007).

- Excessive moisture was observed in the sub floor. Excessive moisture is generally caused by deteriorated or leaking plumbing pipes or excessive subfloor moisture to the subfloor. A qualified plumber or a mechanical ventilation specialist should be engaged immediately to further inspect the property to identify the cause of the excessive moisture and carry out any necessary repairs. This is advised to be carried out as soon as possible.

- Suspected mould growth was observed in the subfloor in this area. This has likely occurred due to water ingress, poor ventilation, and persistent damp conditions. Mould can damage building materials, reduce indoor air quality, and pose health risks to occupants. A registered builder or mould remediation specialist is required to inspect the subfloor, identify the source of moisture, and remediate the mould. Works may include removal of affected materials and treatment of surfaces. This should be rectified immediately to prevent further damage and health risks.

*Minor Defects Found;
Observed (as per AS 4349.0-2007).

All minor defects and maintenance issues identified in this report should be addressed promptly to prevent escalation into major defects or potential safety hazards.

Gypsum wall linings were observed throughout the property, which have the potential to conceal underlying structural defects or water ingress. Ceilings, walls, windows, door openings, and wet areas were inspected and tested using both a Thermal Camera & a Tramex Moisture Meter. No elevated moisture levels were detected at the time of inspection, other than those defects specifically identified within the body of this report.

Regardless, these areas should still be regularly monitored, and further investigation is recommended should any signs of moisture ingress, structural movement, or other defects become evident in the future.

Based on these observations, the risk of undetected defects is assessed as HIGH.

It is strongly recommended that areas not visible during inspection be reviewed again, and further

investigation conducted where practical to ensure all latent defects and risks are identified.

An additional second manhole should also be installed in an appropriate ceiling location to allow safe and regular access for inspection of the roof void.

*Items for Your Information

- Asbestos Risks: This was not an asbestos inspection.
- Timber Pests: No termite management system was observed.
- Maintenance: Ongoing preventative maintenance (gutters, drainage, repainting, sealing cracks) is essential.

Timber Pest Inspection Report Summary – This timber pest inspection report MUST BE READ IN FULL. Reliance should not be placed on the summary alone.

The property is assessed as being at a MODERATE - MEDIUM RISK of subterranean termite activity. While NO visible evidence of live termite activity or timber pest damage was observed at the time of my inspection, the concealed nature of termite activity and limitations of access mean that the absence of visible evidence does not guarantee the property is free from timber pests.

It is strongly recommended that a compliant post-construction chemical termite management system be installed (if not already in place), and that ongoing inspections be carried out in accordance with AS 4349.3 and AS 3660.2:2017, at intervals not exceeding 12 months, or as otherwise advised by the installing pest control company. Regular inspections do not prevent termite infestation; however, early detection significantly reduces the extent of potential damage.

During my inspection, a combination of non-invasive techniques was used to identify indicators of timber pest activity. These included thermal scanning and moisture meter readings to susceptible areas, sounding of timber elements, visual inspection for mud trails, damage patterns, deformities, and other irregularities.

Evidence of termite activity may be concealed by carpet, cabinetry, or inaccessible timbers and would only be detected through invasive inspection methods. Trees, stumps, or nearby vegetation may also conceal nests and should be tested where applicable.

Environmental and site-specific factors such as the age and construction type of the property, moisture conditions, ground contact materials, landscaping, and nearby vegetation contribute to the assessed risk level.

Trees, stumps, and landscaped areas may conceal termite nests and should be inspected or tested where applicable. Trees on adjoining properties were not accessible and could not be inspected.

The Client is advised that ongoing monitoring and maintenance of termite management systems and conducive conditions remains the sole responsibility of the property owner. Partial or incomplete

termite treatments will increase the risk of concealed termite activity continuing undetected, potentially resulting in increased damage and higher remediation costs.

*Risk Mitigation Recommendations
To reduce the risk of timber pest infestation and damage, it is recommended that the following actions be undertaken where applicable:

- Consult the owners' corporation (if applicable) regarding any existing termite management program and address identified shortfalls.
- Ensure annual inspections are conducted to maintain warranty compliance for any existing termite barriers.
- Install a post-construction chemical termite management system where none is in place.
- Clear debris from weep holes or vent openings to prevent concealed termite entry.
- Repair and monitor any water leaks or areas of excessive moisture.
- Ensure all downpipes and guttering are adequately connected to stormwater systems and maintained regularly.
- Engage a roofing contractor or utilise drone inspection to assess roof areas not accessible at the time of inspection.
- Drill and inspect trees over 100 mm in diameter for termite activity.
- Schedule regular timber pest inspections at intervals of 6–12 months, or as advised by the termite management system installer.

All documentation relating to termite inspections, treatments, warranties, and maintenance should be retained for future reference and property records.

*Inspection Limitations
This inspection was non-invasive and subject to a lot of access limitations, including but not limited to roof space access, furniture, fixed joinery, floor coverings, blinds, soft furnishings, wall coverings, artwork, stored goods, and concealed structural elements.

If you would like to discuss any part of this report in more detail, or if you need further assistance with next steps, please do not hesitate to contact me.

I'm happy to help in any way I can.

'It's sad but true - All buildings, plans & construction projects hide costly defects. Let me Inspect before you invest - It's the smartest move you'll ever make.'

Best Regards,
Jamie Daou

Director
Master Builder

Licence No: DB-U 37884
Specialist Building Consultant
Registered Building Practitioner
Forensic Building Defects Investigations
VCAT Expert Witness, Building Dispute Matters

For further information, advice and clarification please contact Jamie Daou on: 0405 484 010

Section D Significant Items

The following items were noted as - For your information

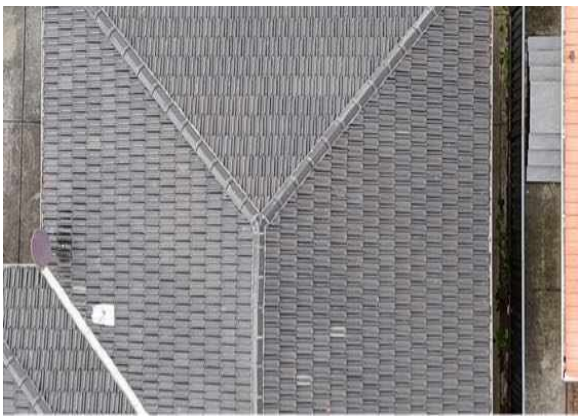
Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Roof Images For Your Information Only
Information:	Roof Images For Your Information Only

These images are provided for your information and general reference only. They illustrate typical roof coverings and associated components such as ridge capping and flashings.

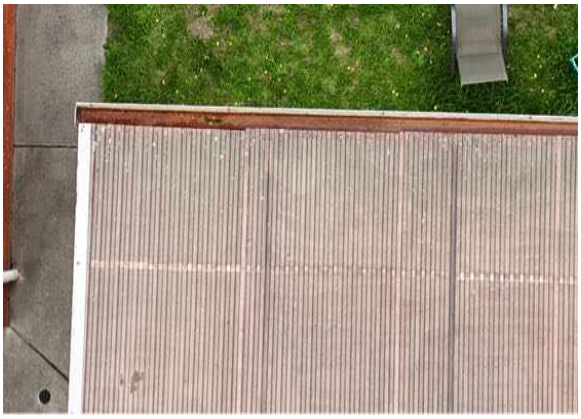
Please note that photographic images may not capture the full extent of site conditions, levels of deterioration, or concealed defects. Roof coverings and components can only be properly assessed through physical inspection, and some areas may be inaccessible due to height, pitch, safety constraints, or limited access at the time of inspection.

If there are any concerns regarding the roof structure, coverings, flashings, drainage, or associated elements, further assessment by a licensed roofing contractor is recommended immediately.




coolair

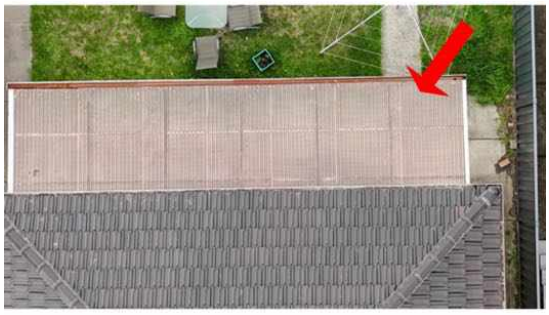







Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Building Approvals – Prior Renovations Advisory
Information:	For your information, the dwelling has undergone several renovations over the past years. Evidence of multiple alterations and upgrades was observed at the time of inspection. The inspection did not include verification of council approvals, permits, or compliance documentation for these works. Unapproved or undocumented renovations may present compliance, safety, insurance, or resale risks if not properly approved or certified. It is strongly recommended to make enquiries with the relevant local council immediately and engage appropriately qualified professionals, where necessary, to confirm that all historic renovations were carried out with the required permits, approvals, and certifications.



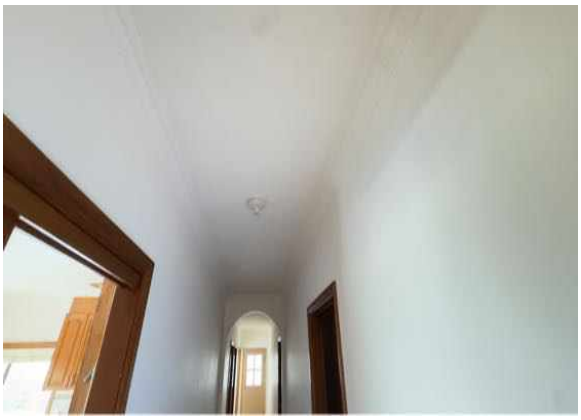
Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Detectors - Advisory

Information: During the inspection, smoke detectors were noted for advisory purposes only. The operation, age, type, and compliance of smoke detectors could not be fully verified as part of this inspection.

Smoke detectors are critical life-safety devices, and non-compliant, outdated, or non-operational units may not provide adequate warning in the event of a fire.

It is recommended that a licensed electrician be engaged immediately to test, service, and upgrade smoke detectors as required to ensure correct operation and compliance with current safety requirements.



Noted Item

Building: Main Building

Location: All Internal Areas

Finding: Water Supply & Drainage - Shower, Basins, Toilets, & Plumbing Fixtures

Information: The shower recess was tested, and no visible water penetration to surrounding areas was observed at the time of inspection, except where noted as a separate defect elsewhere in this report. Water appeared to flow freely toward the floor waste. Moisture detected to the shower walls is documented separately in the report. The shower floor waste appeared clear during inspection.

Flushing the toilet revealed no visible leaks, and the fixture appeared to operate

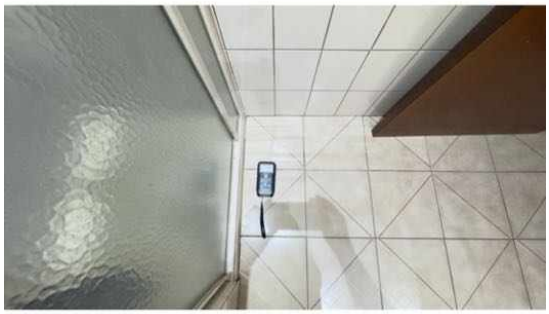
normally unless otherwise noted as a separate defect. No water damage was observed to the vanity unit unless specifically stated elsewhere in the report. Basins, bathtubs, laundry tubs, vanities, and sinks were tested and inspected with no evidence of leaks, blockages, or drainage issues at the time of inspection unless otherwise noted. All internal taps and shower heads were tested with no leaks observed, unless documented as a separate defect.

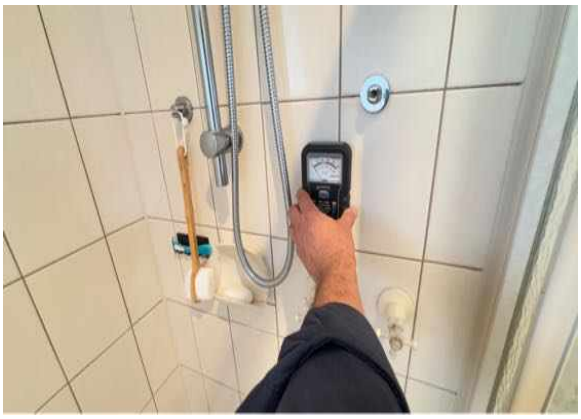
*Important Note:

This inspection provides a snapshot of performance at the time of testing. Water leaks or drainage issues may not become apparent until the fixtures are used consistently over time and surrounding areas are monitored.

Noted Item

Building:	Main Building
Location:	All Areas Interior & Exterior
Finding:	Moisture Levels - Advisory - No Elevated Moisture Levels Present
Information:	At the time of inspection, no elevated moisture levels were detected in these areas. Moisture readings were taken (using a Tramex Moisture Meter) and non-invasive testing methods and reflect conditions present at the time of inspection only. This item is noted for advisory purposes and should not be relied upon as a guarantee that moisture issues are not present elsewhere or may not occur in the future. It is important to note that moisture levels can fluctuate due to weather conditions, plumbing usage, seasonal changes, or intermittent leaks. Concealed moisture within wall cavities, subfloor areas, or other inaccessible locations may not be detected during a visual or limited moisture assessment. Ongoing monitoring of the property is recommended, and further investigation by a qualified tradesperson should be considered if signs of water ingress, dampness, staining, mould growth, or material deterioration become apparent.





Noted Item

Building:	Main Building
Location:	All Areas Interior & Exterior
Finding:	Thermal Scanning & Diagnostic - Advisory - No Elevated Moisture Levels Present
Information:	During the inspection, a thermal imaging camera was utilised as a non-invasive diagnostic tool to assist in identifying potential irregularities associated with moisture ingress, heat loss, insulation deficiencies, or concealed building defects. Thermal imaging detects surface temperature variations that may indicate abnormal conditions within building elements. Any thermal anomalies identified during the inspection were further assessed where accessible using visual inspection methods and moisture testing. It is noted that thermal imaging is an indicative tool only and does not confirm the presence of defects or moisture without supporting evidence. Due to the concealed nature of building construction and the limitations inherent in non-invasive inspection methods, the absence of significant thermal anomalies at the time of inspection does not guarantee that concealed defects or moisture issues are not present. Ongoing monitoring and further investigation are recommended should concerns arise.

Noted Item

Building:	Main Building
Location:	All Areas, Interior & Exterior
Finding:	Appliances, Heating & Cooling Systems, Mechanical Systems, Plumbing, Electrical, Fireplaces - Advisory
Information:	The inspection did not include testing, operation, safety, or assessment of any installed or portable appliances or mechanical systems. This includes, but is not limited to, ovens, cooktops, microwaves, rangehoods, dishwashers, ducted vacuum systems, air-conditioning units, heating systems, hot water services, ceiling fans, exhaust fans, intercoms, security systems, fireplaces, and solid fuel heaters. Any observations or images relating to appliances are provided for your information

only and cannot be relied upon as part of this building inspection.

Where appliances are beyond their warranty period, the owner should be prepared for potential costs of repair or replacement at any time. The operation of these appliances cannot be guaranteed, and further inspection by a licensed tradesperson may be required. Many appliances are only covered by limited manufacturer or installer warranties. Confirming warranty status is strongly recommended prior to purchase, as out-of-warranty items may require servicing, replacement, or certification by a qualified technician.

In accordance with AS 4349.1–2007 (Pre-Purchase Building Inspections – Residential), appliances and mechanical systems are excluded from the scope of a standard building inspection. These systems may present electrical, gas, or fire safety risks if not properly maintained, serviced, or installed.

Do not rely on this inspection to confirm that all appliances or mechanical systems are functioning.

Appliances may be worn, damaged, or malfunctioning. Electrical or gas appliances can pose serious safety hazards if incorrectly installed or maintained.

A licensed electrician, plumber, gasfitter, or HVAC technician should be engaged at the building owners discretion to:

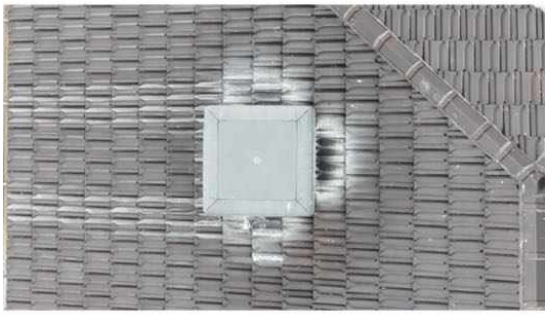
Test the operation of all appliances and mechanical systems.

Assess safety, compliance, and certification requirements.

Service, repair, or replace equipment as necessary, particularly where service history or warranty coverage is unknown.

Inspect any water, gas, or electrical connections associated with appliances to ensure safety and compliance.

Observations and images of appliances are for informational purposes only and do not form part of the formal building inspection.



Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Site Drainage - Inadequate
Information:	The overall site drainage was observed to be inadequate at the time of inspection. Poor drainage can cause water to pond near external walls, increasing the risk of rising damp, foundation movement, timber decay, and deterioration of associated building elements.

Ground levels should slope away from the dwelling to direct water from walls and footings. Downpipes must be properly connected to the stormwater system and should not discharge directly onto walls, paving, or plinths. Stormwater should be directed away from the property through adequately sized and maintained drains. Where ground levels are too high and cover the damp-proof course (DPC), lowering the levels may be necessary to expose the DPC and allow effective drainage.

A licensed plumber should be engaged promptly to investigate and recommend suitable remedial works, which may include the installation of an agricultural (aggie) drain or other site drainage improvements. Immediate action is strongly recommended, as inadequate drainage can lead to progressive water damage and secondary building defects over time.

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Electrical Switch Board - Location
Information:	For your information, the main electrical switchboard was visually inspected. No intrusive testing or detailed electrical assessment was performed as part of this inspection. For full compliance and safety verification, a licensed electrician should be engaged to inspect the switchboard, test all circuits, and ensure all components are functioning correctly. This will help maintain electrical safety and prevent potential hazards. (AS 4349.1–2007: Electrical Switchboard & meter inspections are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)

Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Gas Meter - Location For Your Information
Information:	The gas meter was inspected and photographed for reference and location purposes

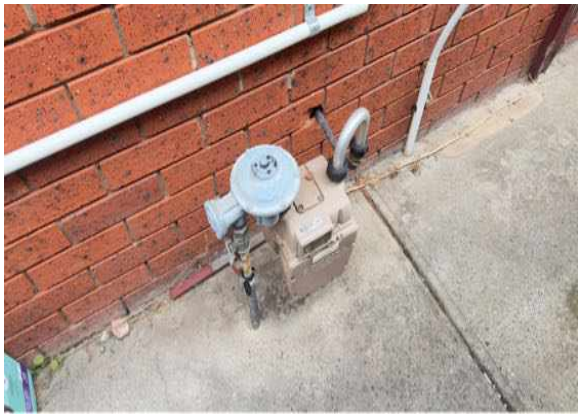
only.

Gas meters can be affected over time by age, environmental exposure, or accidental impact, which may lead to corrosion, physical damage, leakage, or non-compliance with current regulations. Regular checks are recommended to ensure ongoing safe operation.

For your information, a licensed gasfitter should be engaged to carry out routine inspections and maintenance.

Observations are for informational purposes only and do not constitute a full safety or compliance inspection.

(AS 4349.1–2007: Gas meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)



Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Water Meter - Location For Your Information Only
Information:	The water meter was photographed at the time of the inspection. The meter is included for reference & location purposes only.

Advisory / Possible Risks:

Water meters can be affected over time by age, environmental exposure, accidental impact, or poor maintenance. Potential issues could include leaks, corrosion, or malfunction that may impact water supply or cause water damage.

Recommendation / Actions:

It is recommended that a licensed plumber carry out routine inspections and maintenance to ensure continued safe and compliant operation. Observations are for informational purposes only and do not form part of a full safety or compliance inspection.

(AS 4349.1–2007: Water meter images are for your information only, as functional testing is outside the scope of a standard pre-purchase building inspection.)

Noted Item

Building:

Location: Limited Areas

Finding: Neighbouring Properties - For Your Information

Information: Neighbouring properties were visually inspected from publicly accessible areas. No detailed structural, noise, or compliance testing was performed as part of this inspection.

Recommendation: For concerns regarding noise, encroachments, or structural issues affecting neighbouring properties, it is recommended to engage relevant specialists (e.g., acoustic consultant, building surveyor, or a registered builder) and/or contact the local council.

(AS 4349.1–2007: inspection of neighbouring properties is not included in standard pre-purchase building inspections; this statement is for your information only.)

Noted Item

Building:

Location: Limited Areas

Finding: Council Assets - Footpaths, Crossovers, & Adjacent Infrastructure

Information: For your information, council-owned assets located on or adjacent to the property, including footpaths, vehicle crossovers, kerbs, drainage pits, street signage, and other infrastructure, were visually inspected where accessible.

During the inspection, minor cracking, surface wear, or uneven sections were observed on footpaths or crossovers. Some accessible metal components, such as street signage or grates, showed signs of rust or deterioration. Debris accumulation and vegetation encroachment were also noted around council infrastructure. Access or visibility was limited to certain council-owned assets.

These areas should be monitored, and for detailed assessment, maintenance, or compliance verification, the relevant local council authority should be contacted immediately. Regular monitoring of adjacent council assets is recommended to ensure ongoing safety and proper maintenance.

(AS 4349.1–2007: inspection of council-owned infrastructure is not included in standard pre-purchase building inspections; this statement is for your information only.)

Noted Item

Building:

Location:

Finding: Client Testimony - Rebel & Richard Hungerford

Information: "After recently engaging Jamie to undertake a pre-purchase building and pest inspection on a prospective property to purchase in Melbourne; I am confident to highly recommend Jamie for all building Inspection purposes. After utilising other building consultants for various property purchases and having seen many reports I have disappointingly arrived at the conclusion that most provide little value add information to the purchasing process. Information that a buyer necessarily draws on to make a significant financial decision. Jamie prioritises this value add, in his work, stating repeatedly that a major focus of his effort is the protection of his clients. This is a rare demonstration of his professional ethics within an industry that suffers from a lack of integrity in general. The attention to detail, detailed explanations and photographic evidence provided in his reports are pivotal examples of this work ethic and subsequent value add to the purchaser's decision making process. Jamie allocates more actual time onsite than most, thoroughly assessing and providing expert advice based on his many years of experience in the building industry. As an example, Jamie took extra time to assess our building which had some major defects present to ensure he covered all bases. The follow up was great and he generously answered all questions in respect to the report. I plan to engage Jamie exclusively in future for all my building consultation needs.

I am 100% happy to recommend Jamie due to his integrity, reliability, and expertise."

Rebel & Richard Hungerford”

Noted Item

Building:

Location:

Finding: Client Testimony - Kim & Family

Information: “Jamie is an outstanding Registered Builder and Building Inspector and an absolute professional to deal with. He has a deep understanding of high-end luxury residential properties, and it’s clear his expertise comes from decades of hands-on experience building beautiful homes in Bayside.

He has an exceptional ability to identify hidden defects, construction shortcuts, and potential risks that could easily turn a dream home purchase into a costly mistake. Jamie also takes the time to explain everything in a clear, honest, and easy-to-understand way. There’s no pressure and no confusion and he delivers practical advice you can trust.

What I appreciated most was Jamie’s personal approach. He genuinely cares about his clients and treats every inspection as if it were his own personal home or investment.

Thank you again Jamie

Kim & family :)”

Noted Item

Building:

Location:

Finding: Client Testimony - Chris & Family

Information: “Jamie was extremely helpful. He explained everything I needed to know before and during the process, communicating very well. Additionally, his attention to detail and extensive knowledge provided myself an excellent report.

Highly recommend!”

Noted Item

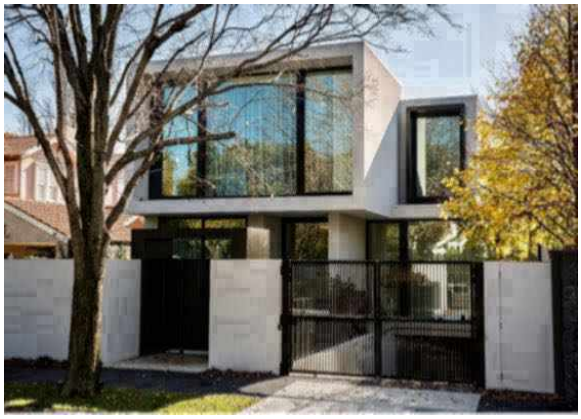
Building:

Location:

Finding: Client Testimony - Bianca & Family

Information: “We had a great experience from start to finish. Jamie was professional, punctual, and extremely thorough. His detailed inspection report saved us money by clearly identifying issues we could address during negotiations, giving us real peace of mind before purchasing. The report was easy to understand and delivered promptly.

Highly recommend Jamie to anyone looking for a reliable and honest building inspection.”



Noted Item

Building:

Location:

Finding: Clients Testimony - Henry & Family

Information: " Jamie is super passionate about his role in the industry, makes being a client easy and care free.

Thanks Jamie!"

Noted Item

Building:

Location:

Finding: Clients Testimony - Mathew & Megan

Information: Jamie Daou from Jim's Building Inspections completed the most comprehensive building report I've ever seen. He used every bit of tech and gadget possible to uncover a wide range of issues that easily could've been missed.

What really sets Jamie apart is what happens after the report. He put me in contact with multiple trusted trades to help rectify the issues and has been available pretty much 24/7 to answer questions and help me navigate the purchase with confidence.

He even assisted with organising trades, which went well above and beyond what I expected.

Couldn't recommend Jamie highly enough. I wouldn't go anywhere else for my next pre-purchase inspection

Noted Item

Building:
Location:
Finding: Clients Testimony - Tiana
Information: Jamie is outstanding, an expert in what he does with exceptional customer service from start to end.

Using high tech equipment and industry expertise - Highly recommend!

Noted Item

Building:
Location:
Finding: Clients Testimony - Claire & Family
Information: Jamie was great. On time, quick turnaround with report, offered lots of additional support and recommendations and was very patient with me as an inexperienced

home owner! Many thanks.

Highly recommend.

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.