Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 40 Oriole Street, Glenmore Park NSW 2745

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: Wed, 18 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	40 Oriole Street, Glenmore Park NSW 2745
Client's Email Address:	
Client's Phone Number:	
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	2743C
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• Another manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning
• Due to:
• Low clearance or restricted access to parts of the roof void,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive inspection is highly recommended once access is gained.

Termite Protection
• Recommend obtaining records and maintenance history from the previous owner.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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 good condition for its age generally with major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Garage, Driveway, Retaining Walls, Fence - Fabricated Metal Fence, Footpath
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Gardens

- Interior

- Landscaping Timbers

- Roof Exterior

- Roof Void - Part

- Slab Edge

- 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.

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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

Obstructions and Limitations

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

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Duct work

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Gutter Guards

- Insulation

- Lack of suitable access or entry point

- Roof framing - not trafficable

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	The smoke detector in the living room has been removed.

Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

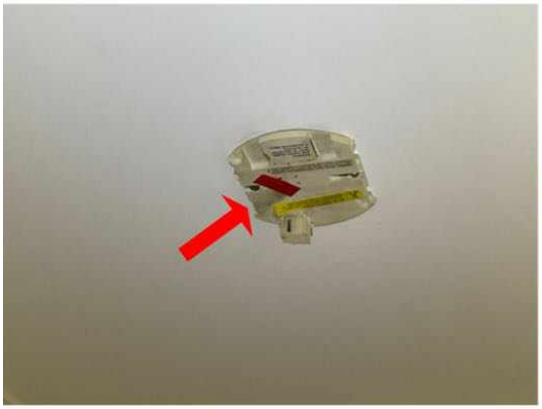
To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Bathroom
Finding:	Major Defect – Moisture Ingress and Associated Deterioration (Toilet & Adjacent Areas)
Information:	Observation:

Elevated moisture readings were recorded to the lower wall linings and skirting tiles within the toilet and adjacent vanity area at the time of inspection. The skirting wall tiles were noted to be loose and drummy in sections, consistent with prolonged moisture exposure and loss of adhesive bond. Visible signs of moisture staining and mould-like growth were observed to the base/kickboard of the vanity cabinetry.

Minor fungal decay/early-stage timber rot was identified to the lower section of the toilet door frame, indicating sustained damp conditions. In the adjoining laundry area, a substantial section of plasterboard behind the toilet has previously been cut out and replaced or partially removed, which is suggestive of prior leak rectification works. However, the extent, cause, and adequacy of these repairs could not be confirmed at the time of inspection.

Despite apparent previous works, moisture readings remain elevated in the affected skirting and lower wall areas, indicating that the moisture source may still be active or that materials have not fully dried.

Implications:

Persistent moisture within wall cavities and floor/wall junctions can result in:

• Ongoing deterioration of wall linings, tile adhesion failure, and cabinetry damage

• Progressive fungal decay to timber elements, potentially compromising structural components if left unresolved

• Concealed mould growth within wall cavities, posing potential health concerns

• Risk of damage extending to adjoining rooms or subfloor areas

The presence of loose tiles, decayed timber, and active moisture readings indicates that this issue is more than cosmetic and requires further investigation. Without rectification, continued deterioration and increased repair costs are likely.

Recommendation:

This matter should be treated as a major defect requiring prompt investigation and rectification. It is recommended that:

• A licensed plumber be engaged to undertake leak detection testing to identify and rectify the moisture source (e.g., plumbing penetrations, waterproofing failure, concealed pipework, or drainage issues).

• A qualified builder assess the extent of internal damage and carry out necessary repairs, including replacement of affected wall linings, tiles, door frame sections, and cabinetry components as required.

• Damaged or moisture-affected materials be removed and the area allowed to fully dry prior to reinstatement works.

• Mould remediation be undertaken where required in accordance with appropriate standards.

Further clarification should be obtained from the current owner/vendor regarding the nature and scope of previous repair works and whether any warranties or documentation are available.

Ongoing monitoring is advised following rectification to confirm that moisture levels return to normal and that the issue has been fully resolved.






Finding 2.02

Building:	Main Building
Location:	Garage
Finding:	Ceiling lining - Localised Ceiling Sagging (Garage Area).
Information:	During the inspection, isolated sections of ceiling lining were found to be sagging or detached, particularly near the rear garage doorway. This type of defect is commonly observed in garage areas and is typically attributed to general wear over time.

Contributing factors may include:

- Age-related deterioration of ceiling fixings (e.g. nails, screws, or adhesive/glue)

• Moisture exposure or humidity-related expansion, often exacerbated by incorrect or low-grade paint coatings that fail to protect the ceiling surface adequately

While the defect is currently considered minor to moderate and does not appear to compromise the structural integrity of the ceiling, it may worsen over time if left untreated and impedes on the roller door. Early signs such as sagging may eventually lead to detachment of ceiling sheets or visible cracking along joins or edges.

Recommendation:

Repairs may involve re-gluing and re-fixing the ceiling sheets to the joists, a task generally undertaken by qualified plasterers or general interior trades. In some cases, repainting with moisture-resistant coatings may also be appropriate, particularly in garages where humidity levels can fluctuate.

It is recommended that buyers allow for maintenance or minor repair costs in the medium to long term and engage a relevant trade professional to assess and carry out works as needed. Timely intervention will help prevent further deterioration and maintain the visual and functional condition of the ceiling.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Dining Room
Finding:	Door - Difficult to Slide.
Information:	Observation

At the time of inspection, the sliding door was jammed and difficult to operate. The door did not slide smoothly within its track, indicating impaired operation. This condition is commonly associated with factors such as general age-related wear, lack of routine maintenance, contamination of the track with dirt or debris, or deterioration and misalignment of the door rollers and associated hardware.

Implication

A sliding door that is difficult to operate does not function as intended and may worsen over time if left unaddressed. Continued use in this condition may place additional stress on door hardware, potentially leading to further wear, failure of rollers, or damage to the track and door frame. In some cases, restricted operation may also pose a minor safety concern, particularly in emergency egress situations.

Recommendation

It is recommended that the sliding door be further assessed and repaired to restore proper operation. Cleaning of the track, adjustment of the door alignment, and repair or replacement of worn or damaged rollers and hardware may be required. For minor causes, a suitably qualified carpenter or competent general handyperson should be able to carry out the necessary maintenance and adjustments. If significant wear or damage is identified, more extensive repairs or replacement of components may be necessary.

Finding 3.02

Building:	Main Building
Location:	Exterior walls - right side
Finding:	External – Air Conditioning Condenser Unit
Information:	Observation:

The external air conditioning condenser unit was observed to be leaning and not adequately supported on its concrete pad at the time of inspection.

Only the front portion of the unit was bearing on the concrete base, with the rear section inadequately supported. The unit is currently leaning toward the building structure. This condition indicates that the supporting pad may be undersized, out of level, or subject to ground movement/subsidence.

The installation does not appear to provide uniform load distribution across the base of the unit.

Implications:

Inadequate support of an air conditioning condenser unit may result in:

- Increased vibration and operational noise
- Stress on refrigerant pipework and electrical connections
- Premature mechanical wear or component failure
- Potential water drainage issues from the condensate system
- Further movement or instability over time

If left unrectified, continued settlement or instability may lead to damage to the unit, associated services, or adjacent building elements.

Recommendation:

Engage a suitably licensed air conditioning contractor to assess the installation and reinstate the unit so that it is fully supported on a stable, level, and appropriately sized concrete base.

Rectification may involve re-levelling or replacing the existing pad, ensuring adequate ground compaction beneath, and confirming that pipework and electrical connections have not been compromised.

Prompt rectification is advised to prevent further movement and to maintain the serviceability and longevity of the system.

Finding 3.03

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Site/Yard drainage - Inadequate.
Information:	Defect / Observation – Inadequate Site Drainage

At the time of inspection, site drainage in this area was found to be inadequate, allowing water to pool against the base of the external walls.

Implication

Poor surface drainage can lead to moisture ingress and deterioration of materials at the base of walls, slab edge dampness, or foundation movement. Prolonged exposure to standing water may cause rising damp, efflorescence, or corrosion of embedded steel components. These conditions can lead to secondary structural or moisture-related defects if not rectified.

Recommendation

To ensure effective site drainage and protect the building structure:

• Ground levels and surrounding surfaces should be graded to fall away from the building to prevent water ponding.

• Stormwater should be directed into a suitable drainage system through adequately sized and regularly maintained drains.

• Where natural falls are insufficient, the installation of an agricultural (Aggie) drain or surface drain may be required to divert surface water.

A licensed plumber or qualified landscaping contractor should be engaged to assess the site and undertake the necessary remedial works in accordance with good building practice.

To prevent moisture-related damage, ground levels around the dwelling should:

• Provide a minimum 50 mm clearance between finished ground level and the bottom of cladding or wall weep holes (minimum 75 mm where paved and 100 mm where unpaved).

• Be graded to achieve a minimum fall of 1:20 (50 mm over 1 m) away from the building for at least 1 m.

These provisions help direct surface water away from the structure, maintaining the integrity and durability of the building over time.

Finding 3.04

Building:	Main Building
Location:	Dining / Kitchen / Hallway / Bathroom
Finding:	Ceiling Cracking – Non-Structural Movement.
Information:	Observation:

• Cracking was noted in the ceiling at this location(s). This is a common occurrence in buildings of similar age and construction, typically caused by:

• Minor separation of building materials due to seasonal moisture fluctuations

• Shrinkage during the timber drying process

• Natural settlement of the building over time

Assessment:

• The observed cracking appears to be fine and cosmetic in nature at the time of inspection.

• These cracks are typically considered appearance defects and are not believed to impact the structural integrity of the building.

• However, should further evidence arise during a more detailed or invasive inspection, it may suggest underlying structural issues that require further assessment.

Recommendation:

• Cracks of this nature can generally be repaired with standard cosmetic maintenance, including:

• Filling, sanding, and repainting of affected areas

• Installing a ceiling expansion joint to accommodate future movement and reduce the likelihood of recurrence

• These works may be carried out at the client's discretion by a qualified plasterer, painter, or handyman.

Important Note:

• Not all areas of the roof void were accessible at the time of inspection. A further inspection of the roof void—particularly in the vicinity of the ceiling cracks—is recommended to rule out any concealed structural issues.








Finding 3.05

Building: Main Building
Location: All Internal Areas
Finding: Ceiling Linings – Uneven or Sagging Surfaces.
Information: Observation:

Uneven sagging ceiling linings were observed in various areas throughout the property. At the time of inspection, the condition appeared to be minor and cosmetic in nature.

Cause:

This is a common occurrence in homes of similar age and construction, often caused by the gradual deterioration or loosening of original fixings, such as nails, screws, or adhesives used to secure ceiling sheets.

Recommendation:

• Remedial works may be recommended to improve appearance and prevent further sagging. These may include:

Further investigating Structural roofing elements

• Re-gluing or re-adhering the ceiling sheeting

• Re-securing sheets using appropriate modern fixings

• These works can be carried out by a qualified plasterer or painter,

• Ongoing monitoring is advised to detect any worsening of the condition or further movement over time.






Finding 3.06

Building:	Main Building
Location:	Laundry
Finding:	Door(s) - Damaged.
Information:	During the inspection, damage was noted to one of the doors within the property. The damage appears consistent with general wear and tear, likely resulting from prolonged use and a lack of regular maintenance. Common signs of deterioration include surface scratches, swelling at the base (possibly from moisture exposure), minor cracking, or delamination of the door finish or veneer. The observed condition does not currently prevent the door from operating, but if left unattended, the defect may worsen over time. Continued exposure to moisture,

changes in humidity, or mechanical stress can accelerate deterioration, potentially leading to functional issues such as difficulty opening or closing the door, further material breakdown, or aesthetic decline.

This type of defect is typical in aging doors and does not indicate a structural issue with the building itself. However, it reflects a need for general upkeep.

Recommendation:

Repairs are considered minor and non-urgent, and may be undertaken at the client's discretion. A qualified carpenter or experienced handyperson can carry out remedial work, which may include:

• Sanding or filling superficial surface damage

• Resealing or repainting to protect against moisture

• Adjusting or rehanging the door if alignment is affected

• Replacing the door if damage is beyond economical repair

It is also recommended that doors, particularly those exposed to moisture (e.g., bathroom or laundry areas), be maintained through periodic sealing or painting to extend their service life and maintain functionality.

Finding 3.07

Building:	Main Building
Location:	Kitchen
Finding:	Ceiling - Water stained.
Information:	Observation:

Water staining was noted to ceiling linings in the inspected area(s) at the time of the inspection. These stains present as discoloured or patchy areas and may suggest a history of moisture ingress, most commonly associated with roof leaks or plumbing issues.

Implications:

Water staining is typically the result of prolonged exposure to moisture, which allows minerals and other contaminants carried by the water to accumulate on surfaces, leaving visible marks. If ongoing or left untreated, moisture ingress can lead to more serious issues such as:

• Corrosion of structural elements

• Timber rot or degradation of ceiling battens and framing

• Mould growth, which may pose a health risk

• Damage to insulation and internal finishes

Where the staining is still active (i.e., the leak continues during rainfall), this may indicate a current and unresolved roofing issue. In such cases, prompt attention is required to prevent further internal damage.

Recommendations:

• Where the staining is active or suspected to be active during wet weather, a qualified roofing specialist should be engaged to conduct a more detailed inspection. Their investigation should focus on identifying the exact source of moisture ingress and advising on necessary repairs to the roof coverings, flashings, penetrations, or associated components.

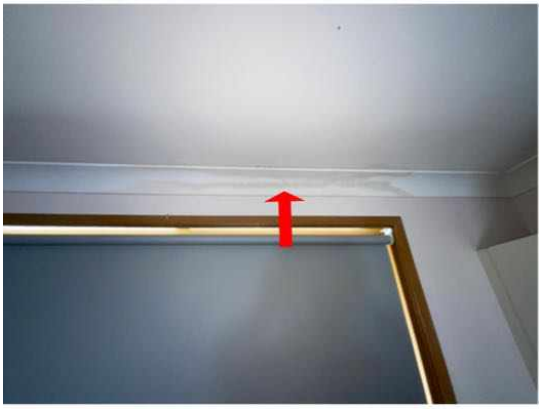
• Where the staining appears to be historical (i.e., dry and showing no recent progression), reparation of affected ceiling materials (such as repainting or patching) may be carried out at the client's discretion, subject to confirmation that the source of the leak has been effectively addressed.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it is not possible to

conclusively determine whether water staining is active or inactive at the time of inspection. Further assessment under a special-purpose inspection is recommended if a more detailed diagnosis is required.

Additionally, it is important to note that even minor damage to roofing materials—such as lifted flashings, cracked tiles, or poorly sealed penetrations—can allow water ingress that may lead to costly internal damage. Close-up inspection by a roofing contractor is advised to assess the condition of the roof coverings and associated fixtures more accurately.



Finding 3.08

Building:	Main Building
Location:	Bedroom
Finding:	Door - Binding and/or Jamming.
Information:	Functional Defect Identified

Binding and/or jamming of this door was observed during standard operation and appeared to be rubbing or binding. This issue impairs the normal functionality of the door and may lead to secondary damage to adjacent building elements, such as scuffing or tearing of floor coverings, or stress to door hardware and framing.

Possible Causes

Binding or jamming may result from a range of factors, including but not limited to:

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

• Differential movement in the building structure (e.g. due to settlement, subfloor deflection, or foundation issues)

Recommendations

• If the issue appears to be related to major structural movement, it is recommended that a registered builder with experience in re-stumping or subfloor repairs be engaged to assess the extent of the movement and provide a quotation for necessary remedial works.

• Where the issue is minor in nature, a qualified carpenter or general handyperson may be appointed to carry out corrective works at the client's discretion.

Prompt assessment and remediation are advised to prevent further deterioration or related damage.

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: Exterior walls
Finding: Plumbing and/or yard drainage - Conducive conditions..
Information: Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Site/Yard drainage - Inadequate.

Finding 6.02

Building: Main Building
Location: All External Areas
Finding: Overflow Management – Risk of Termite Activity..
Information: Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Evidence of fungal decay activity and/or damage

No evidence was found

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

- Licensed Plumber

- As identified in summary and defect statements

- Registered Roofing Contractor

- Registered/Licensed Builder

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 & PEST SUMMARY

Overall Property Condition

The dwelling is considered to be in good condition relative to similar properties of its age and construction that have been adequately maintained. No major structural defects were identified at the time of inspection; however, major and minor defects, maintenance items, and timber pest risk factors were noted as outlined below.

MAJOR DEFECTS

Moisture Ingress – Toilet / Vanity Area
Elevated moisture readings were recorded to the lower wall and skirting tile areas within the toilet and adjacent vanity. Loose tiles, mould staining to the vanity kickboard, and minor fungal decay to the base of the toilet door frame were observed. Previous wall repairs behind the toilet suggest earlier leak issues; however, moisture remains present, indicating the problem may not be fully resolved.

This represents a significant moisture defect requiring prompt investigation by a licensed plumber and builder to identify the source, undertake repairs, and prevent further deterioration. Monitoring is recommended following rectification.

Garage Ceiling Sagging
Isolated ceiling sagging and partial detachment were noted near the rear garage doorway, likely due to age-related fixing deterioration and/or moisture exposure. While not structurally significant at present,

the lining is beginning to impede the roller door and may worsen over time.

Repairs will likely involve re-fixing the ceiling sheets and associated maintenance. Buyers should allow for rectification works by a qualified tradesperson.

SAFETY HAZARD

Smoke Detector
The smoke detector in the living room has been removed, presenting a potential safety risk. Smoke alarm compliance is outside the scope of this inspection; however, it is the owner's responsibility to ensure compliant and operational smoke detectors are installed in accordance with AS 3786 and relevant legislation prior to occupancy. Reinstatement is recommended as a priority.

BUILDING REPORT SUMMARY

Yard / Drainage
Site drainage appeared average at the time of inspection. Low-lying areas on the right-hand side may allow water ponding near the perimeter and should be monitored during heavy rainfall. Landscaping adjustments and/or drainage improvements are recommended. Drainage compliance and underground connections are outside scope; further specialist assessment (e.g. smoke testing) may be required.

Roof Plumbing
Gutters and downpipes were serviceable with no active leaks observed. Roof drainage compliance is outside the inspection scope and should be assessed by a licensed roof plumber if required.

Roof Exterior
The roof appeared above average in condition from accessible areas, with no major visible defects noted.

External Walls
External masonry walls were generally sound with no significant structural cracking observed.

Building Perimeter
Surface water should discharge away from the building at all times. Garden beds and vegetation should be kept clear of external walls to minimise moisture retention and pest risk.

Hot Water & Plumbing
The hot water system (DOM: 04/01/2017) was noted. Fixtures were operational with no significant leaks observed; however, full operational testing was not undertaken. Further plumbing assessment is recommended, particularly after regular use resumes.

Interior Linings
Walls and ceilings were generally in average condition with minor wear and tear. Ceiling sagging in the garage and evidence of past moisture impact in the kitchen and laundry/toilet areas were noted. Minor surface unevenness is typical for a dwelling of this age. Ongoing monitoring is advised.

Windows & Doors
Accessible windows and doors were operational. Minor adjustment and servicing may be required.

Bathroom
Overall condition was average. No elevated moisture was detected in or behind the shower at the time of inspection. Monitoring after regular use is recommended. Waterproofing cannot be confirmed without invasive inspection.

Kitchen
The kitchen was in average condition with no visible defects. Appliance testing is outside the scope of this report.

Plumbing & Waterproofing Limitations
This was a visual, non-invasive inspection and cannot confirm concealed leaks, full plumbing performance, or waterproofing integrity. A licensed plumber is required for comprehensive assessment.

TIMBER PEST REPORT SUMMARY

Termite Activity
No visible evidence of active termites, termite damage, or mud leads was identified at the time of inspection.

Timber Decay
No significant timber decay was observed, aside from moisture-related deterioration noted in the building section of this report.

Moisture Conditions
Elevated moisture was detected in the toilet and laundry areas using a Tramex Moisture Encounter Plus. As the property appears vacant or infrequently used, leaks may only become evident after regular occupation. Post-settlement monitoring and follow-up inspection are recommended.

Obstructions & Limitations
Roof void insulation and restricted access areas may conceal termite activity or damage. Improved access would allow a more comprehensive assessment.

Termite Management System
No durable notice confirming a current termite management system was identified, although a chemical

treatment appeared present in some areas. The client should obtain documentation and maintenance history from the vendor or pest controller.

KEY RECOMMENDATIONS

- Rectify the identified safety hazard and major moisture defect as a priority.
- Address maintenance items promptly to prevent escalation.
- Improve drainage where required.
- Obtain documentation regarding termite management and treatments.
- Engage licensed trades for recommended specialist assessments.
- Undertake annual termite inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building: Main Building
Location: Roof Exterior
Finding: Roof Tiles – General Condition.
Information: Condition Overview:

A visual inspection of the roof tiles was undertaken from the ground and with the aid of a ladder where safe and practical.

Observation:

Roof Covering (Tiles):

• The majority of roof tiles appeared to be in generally good condition, with no obvious signs of displacement, major cracking, or deterioration.

Limitations:

• The inspection was conducted from accessible points only.

• Some roof surfaces were not visible due to pitch, height, or safety constraints.

• A close inspection of all tiles was not possible.

Recommendations:

• Further Roof Assessment: A qualified roofing contractor should be engaged to carry out a full inspection of the roof, including inaccessible areas. This will help identify any cracked, dislodged, or broken tiles that may not be visible from the ground but could result in future water ingress or internal damage.

Conclusion:

Based on the limited visual inspection, the roof and guttering system appears to be in a generally serviceable condition. A further investigation by a roofing specialist to ensure the integrity of non-visible areas.






Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void – Limited Accessibility..
Information:	Observation:

Access to the roof void was restricted due to several limiting factors, including:

- Low roof pitch
- Non-trafficable framing

• Inaccessible or obstructed areas

• Presence of insulation, A/C Unit & Ductwork

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.

Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sink – Overall Condition & Recommendations.
Information:	Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• No significant water damage was observed to the cabinetry/unit; however, minor water damage was noted, which may be indicative of past moisture exposure.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained.

Noted Item

Building:	Main Building
Location:	Laundry
Finding:	Laundry - Taps/Plumbing/Drainage.
Information:	Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

• The taps to the laundry tub were water tested and inspected, with no evidence of moisture, plumbing or drainage leaks observed at the time of inspection.

• No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

Recommendations:

• Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.

• Flexible and mould-resistant sealant should be applied to junctions between the basin and the wall to prevent water ingress that may lead to damage.

• Regular maintenance and prompt replacement of missing or deteriorated sealant is highly recommended, as this is a common wear-and-tear issue.

• Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.

• Where required, a sealant specialist or qualified tiling contractor should be appointed to carry out remedial sealing works.

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at

the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be average.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Pressure – Observation Only.
Information:	During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.
	No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.
	Recommendation:
	It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.

Information:

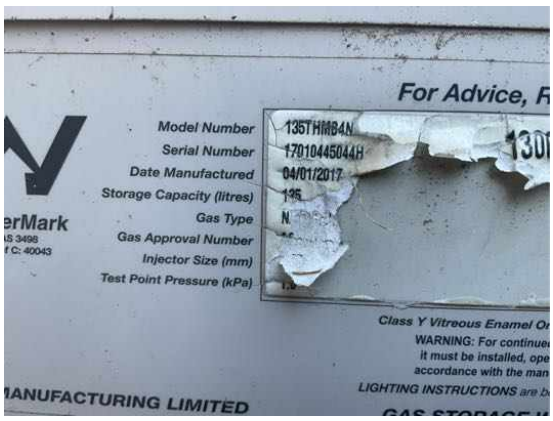
Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.



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

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System – Previous Barrier Noted..
Information:	Observation:

At the time of inspection, evidence of a previous termite management system was noted, the presence drill holes to the external paving indicates a chemical treatment. At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence of a chemical treatment, termite management system currently installed.

Recommendations:

• The installation of a termite management system is strongly recommended for all properties, particularly those with timber building elements. These systems provide a proactive defence against termite attack and are effective in minimising the risk of concealed termite entry and structural damage.

• The client is advised to contact the pest control provider listed on the durable notice (if identifiable) to obtain further information regarding:

• The type of system installed (e.g., chemical barrier, baiting system, or physical barrier)

• The installation date

• Any warranty conditions, service history, or ongoing maintenance requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

Summary:

A termite management system is a comprehensive strategy to protect a property from termite infestation. It may include a combination of:

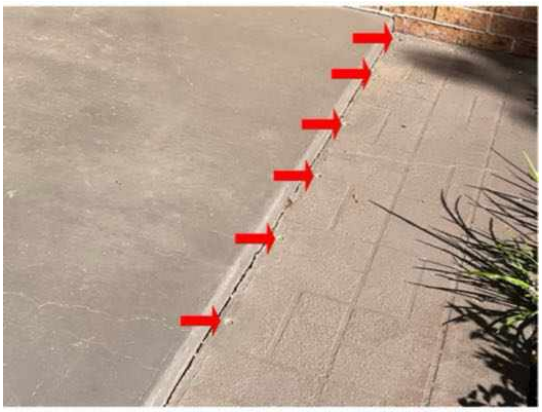
• Physical barriers

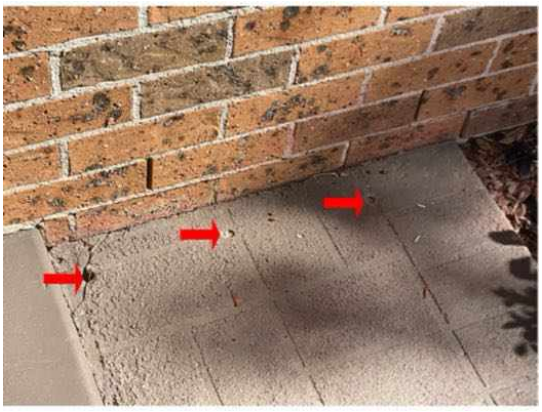
• Chemical treatments

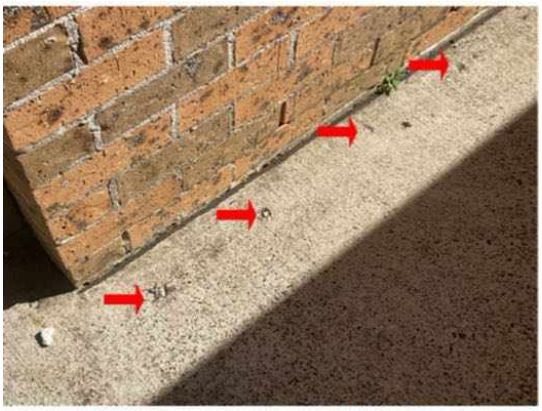
• Baiting systems

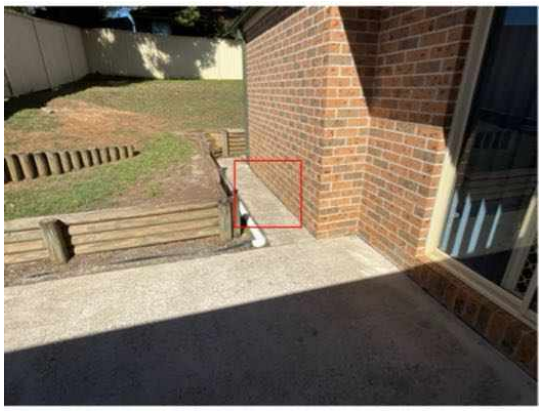
• Regular inspections and monitoring

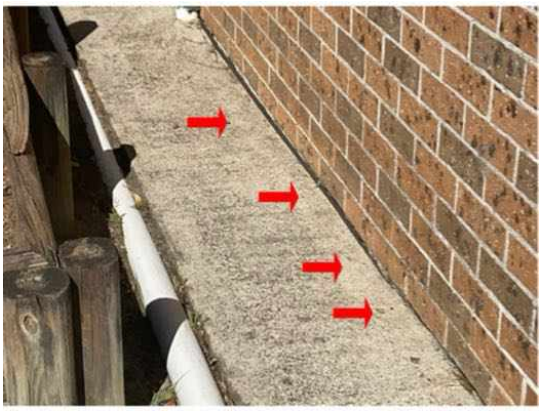
These measures work together to reduce the likelihood of undetected termite access and long-term structural damage to the building.

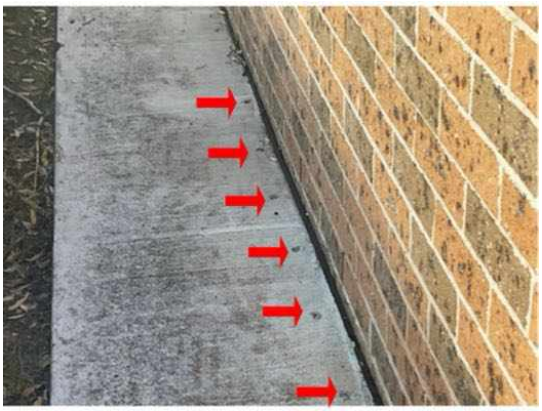


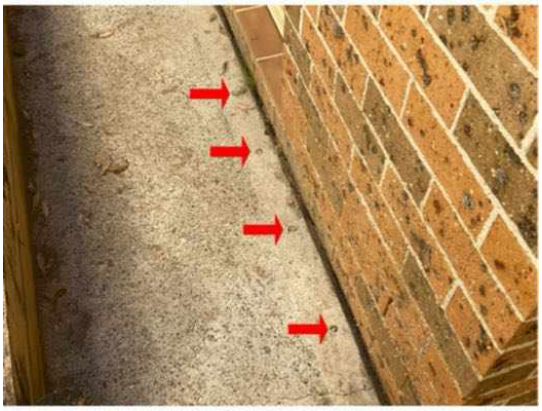












Definitions to help you better understand this report

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.