Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 352 Alison Rd, Coogee NSW 2034, 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:	Thu, 22 Jan 2026
Modified Date:	Tue, 27 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
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Client's Email Address:	
Client's Phone Number:	
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	EL0000191340
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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: Please read all defect statements and pictures in full to understand this report completely.

- The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party who did not purchase the report, acting or relying on this report, in whole or in part, does so entirety at their own risk.
- This report is only valid as at the date of the inspection and the client should be warned that issues may occur to the property between the inspection day anytime onwards.

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;
Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

The overall condition is based on any areas that have been able to have been accessed at the time of inspection. Any follow up inspections or further advice recommended ant any point in the report should be carried out at by the client as advised. The overall condition of the property specified in this report may change following any additional issues that may then be found.

The classification of any defects is based on the inspectors understanding of the issue on the day of the inspection. This may be changed in light of any follow up inspections by the inspector, any other specialists or if any new information that is obtained at any time after the initial inspection..

The rectification of any safety hazards and major defects should be attended to immediately, while the rectification of all the other defects in this report should be conducted as soon as possible so that they do not turn into greater defects over time.

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 the condition documented in this report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is Highly susceptible to termite activity due to the age and condition of the house. A termite management system is highly recommended.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Masonry Piers, Suspended Timber Frame, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	8
Occupied	Unoccupied
Orientation	South
Other Building Elements	Driveway, Fence - Brick, Fence - Post and Rail Construction, Retaining Walls, Shed
Other Timber Bldg Elements	Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Timber Wall Panelling, Veranda Posts, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Timber Framed and Clad, Cavity Brick, Fibre Cement Sheets
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

- Interior

- Roof Exterior - Part

- Roof Void

- Subfloor - Part

- 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.

- Roof Exterior.

- Subfloor - Part.

- Outside of the fencing.

- 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:

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- No safe point from which to access roof exterior

- Overhanging vegetation

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

- Rugs

- Stored items

- Subfloor area - Limited access due to restrictive crawl space

- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.

- Vegetation

- Wall linings

- Wallpaper or Wall Coverings

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: **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.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Living Room
Finding:	Cracking to Internal Masonry Walls
Information:	Cracking was identified to the internal masonry walls within the lounge room area. The property is of an older style of construction, and the cracking may be associated with movement at the front of the building, where a large retaining wall is located. Given the age of the property and surrounding site conditions, the presence of cracking is not unexpected. Movement of supporting ground, retaining structures, or differential settlement over time can result in stress being transferred to masonry walls, leading to cracking. While the cracking does not appear unusual for a property of this age, the underlying cause cannot be confirmed as part of a visual inspection. It is highly recommended that further consultation be undertaken with a suitably qualified structural engineer to assess the cracking, determine the cause, and advise whether repairs or remedial works are required. Ongoing monitoring of the affected areas is also advised.

Finding 2.02

Building:	Main Building
Location:	Front Elevation
Finding:	Concrete - Spalling
Information:	Concrete spalling is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete spalling may also originate from poor original water proofing. Repair works will generally involve works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage. Left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects. It is highly recommended that a structural engineer and builder be appointed to provide estimates on the required works.

Finding 2.03

Building:	Garage
Location:	Garage
Finding:	Cracking to Internal Garage Retaining Walls
Information:	Significant cracking was identified within the internal garage, which is a subterranean structure. The cracking appears to be concentrated at the junction where the front retaining wall meets the internal garage retaining wall, indicating separation at this interface.

Cracking at retaining wall junctions can be indicative of movement, differential loading, or inadequate connection between adjoining retaining structures. Given the subterranean nature of the garage and the role these walls play in retaining soil and supporting loads, this cracking is considered significant and may worsen over time if not addressed.

It is recommended in the short term that a structural engineer be engaged to further inspect the affected areas to determine the cause and extent of the movement. Based on their advice, appropriate remedial works should be carried out to stabilise the retaining walls and prevent further separation or potential structural and safety issues.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Living Room, upper level bedrooms
Finding:	Uneven Flooring to Living Room and Bedrooms
Information:	Uneven flooring was identified to the front living room and to several upstairs bedrooms. The flooring appears to dip and vary in level in certain areas, which is common in older-style dwellings and may be associated with age-related wear, settlement, or past alterations.

The unevenness may be the result of natural movement of the structure over time, including possible movement of subfloor supports, bearers, joists, or differential settlement of the building. Due to the limitations of a visual inspection, the exact cause of the uneven flooring could not be confirmed.

It is recommended that the affected areas continue to be monitored for any further movement or deterioration. If the unevenness worsens or causes functional or safety concerns, further investigation by a builder or structural engineer is advised to determine the cause and whether repairs are required.

Finding 3.02

Building:	Main Building
Location:	Sunroom
Finding:	Damp Sunroom or Former Balcony
Information:	Rain penetration (also known as penetrating damp) is a common form of dampness that can occur through walls. The walls in the sunroom (which was likely formerly a balcony that has been enclosed) is only likely a double layer of bricks and not cavity construction. Walls with no cavity can allow moisture to be absorbed into the interior of the property. Masonry is an absorbent material, and therefore will slowly draw rainwater or even humidity into the wall. Measures can be taken to prevent the moisture-absorbing from the interior of the wall such as waterproofing barriers or waterproof paint. A damp specialist or builder can be appointed to carry out theses works

Finding 3.03

Building: Main Building
Location: Laundry
Finding: Ceiling - Water stained
Information: Water staining to ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time.

While mostly an appearance defect, water staining can be indicative of more serious defects such as leak form the roof exterior.

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

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

Finding 3.04

Building: Main Building
Location: Laundry

Finding: Suspected Leak to Laundry Plumbing

Information: Evidence of water was observed on the floor within the laundry area at the time of inspection. This indicates a suspected leak associated with either the washing machine connections or the laundry tub plumbing.

The presence of water on the floor suggests that pipework, hoses, fittings, or appliance connections may be leaking intermittently or have recently leaked. Ongoing moisture in this area may lead to damage to flooring, joinery, or adjacent building elements if not addressed.

It is recommended in the short term that a licensed plumber be engaged to inspect the laundry plumbing, washing machine connections, and laundry tub to identify the source of the leak and carry out repairs as required. The area should be kept dry and monitored until repairs are completed.

Finding 3.05

Building: Main Building

Location: Sunroom rear

Finding: Tiles - Missing

Information: Tiles were found to be missing in this tiled area. It appears as though broken tiles have been removed and not replaced, or have come loose from their original fixing through general deterioration.

Where tiles are missing may eventually lead to exposure of the waterproof membrane below the tiles, which may deteriorate.

Any tiles that are missing should be replaced by a tiling contractor or general handyman. If left unmanaged over a prolonged period of time, water damage may occur to areas below.

Finding 3.06

Building:	Main Building
Location:	Pantry - Walk In
Finding:	Damp Penetration Full Brick
Information:	Rain penetration (also known as penetrating damp) is a common form of dampness that can occur through walls.

Common cause of this issue is the original construction of the building is full brick construction. With no cavity between the exterior brick wall and the interior brick wall, moisture can penetrate through to the interior wall. Damaged roof plumbing can also attribute to excess moisture in the full brick walls.

The cause of the water penetration should be addressed immediately to prevent internal issues such as damp and mould.

Further consultation with a damp specialist is recommended to advise on methods to prevent moisture getting to internal areas.

Finding 3.07

Building:	Main Building
Location:	Bathroom 2
Finding:	Toilet - Leaking

Information: At the time of inspection, the toilet showed evidence of leaking during operation.

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

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

Finding 3.08

Building: Main Building
Location: Unit 2
Finding: Water Staining to Walls and Ceilings – Top Floor
Information: Water staining was observed to walls and ceilings in areas of the top floor of the property. This staining is indicative of moisture ingress and suggests that water has entered the building fabric at some point.

The staining is likely associated with leaks through the roof covering, roof plumbing, window flashings, or associated building elements. Defective or deteriorated flashings, roof materials, or window seals can allow rainwater to penetrate and track internally, resulting in visible staining to internal finishes.

It is recommended in the short term that a licensed roof plumber and/or builder be engaged to investigate the roof and window areas above the affected locations, identify the source of the water ingress, and carry out repairs as required. The affected internal areas should continue to be monitored for any signs of ongoing moisture or active leaks.

Finding 3.09

Building:	Main Building
Location:	All Areas
Finding:	Windows - Sash balances broken
Information:	The windows throughout the house were not functioning at the time of inspection. It appears that many of the sash balance mechanisms were damaged. Sashes are the moveable panes of windows that primarily slide vertically over each other to expose one half of the window area. Each sash is provided with springs balances and/or compression weather-stripping, which act to hold the window in place in one position. The sash balance mechanism will need replacement to allow the window to function as intended. Such works may be completed by a qualified carpenter or registered builder.

Finding 3.10

Building:	Main Building
Location:	Rear Elevation
Finding:	Building element - Rusted or corroded
Information:	This pipework 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 plumber may be appointed to replace any building elements that have been severely affected by rust or water damage.

Finding 3.11

Building:	Out Building
Location:	Entry
Finding:	Rear Shed / Studio – Multiple Defects Identified

Information:

The rear shed / studio structure was observed to have multiple significant defects. These include evidence of roof leaks, water staining to internal walls and ceilings, and general deterioration of the building fabric. These issues indicate that the structure has been subject to ongoing moisture ingress and has not been adequately maintained.

In addition, the exterior walls are constructed with materials suspected to contain asbestos, and the roof cladding is also suspected asbestos-containing material. Due to these materials, any repair, disturbance, or demolition works present potential health risks if not managed correctly. The combination of water damage, age, and hazardous materials significantly limits the practicality and cost-effectiveness of repair works.

While some repairs may be technically possible, it is considered that the most viable long-term outcome for the rear shed / studio is likely demolition rather than repair. In the short term, further consultation with a licensed builder and a qualified asbestos specialist is strongly recommended to assess the structure, confirm the presence of asbestos, and determine safe and appropriate options for demolition or remediation.

Finding 3.12

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

Finding 3.13

Building:	Main Building
Location:	Rear Elevation
Finding:	Rusting to Rear Steel Support Beams
Information:	The rear steel support beams to the property were observed to have areas of surface

rust. This deterioration is indicative of prolonged exposure to moisture and environmental conditions, and if left unmanaged, may progressively worsen over time.

Rusting of steel elements can lead to a reduction in the effective cross-section of the steel, potentially compromising the structural capacity of the beams. While the beams did not appear to be significantly compromised at the time of inspection, ongoing corrosion increases the risk of future structural issues.

It is recommended in the short term that the affected steel beams be further assessed by a builder or suitably qualified tradesperson. Appropriate remedial works may include cleaning back the rust, treating the steel with an anti-corrosion product, and recoating or repairing as required to prevent further deterioration and protect the long-term structural integrity of the beams.

Finding 3.14

Building:	Main Building
Location:	All External Areas
Finding:	Cracking - External Concrete Paving
Information:	Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this

type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions. Cracking to this degree may also be due to poor original installation of the concrete.

Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.15

Building:	Garage
Location:	Garage
Finding:	Concrete - Spalling
Information:	Concrete spalling is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete spalling may also originate from poor original water proofing.

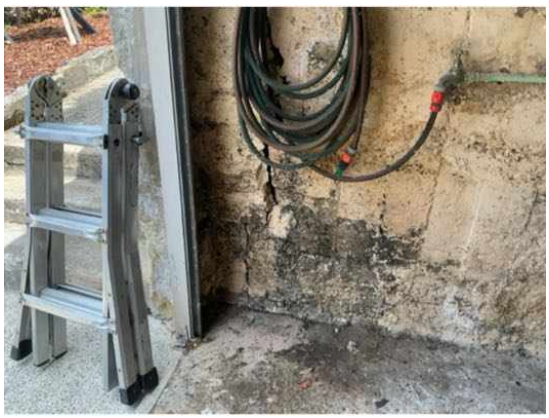
Repair works will generally involve works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

Left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects.

A structural engineer should be appointed to provide estimates on the required works.

Finding 3.16

Building:	Garage
Location:	Garage
Finding:	Walls - Lateral damp
Information:	Lateral penetrating damp refers to the sideways movement of moisture, predominantly from the surrounding ground, which tends to affect basement walls and other earth-retaining walls. The implications of unmanaged damp range from mould fungi growth, wood rot and decaying building materials, to finishes including lifting, bubbling, peeling and staining of paint, plaster and wallpaper. Waterproofing barriers are often used to protect internal surfaces against the affects of lateral penetrating dampness. These types of work are generally undertaken where the source of the penetrating damp cannot be prevented. Improved management of exterior stomwater runoff may also assist in improving damp. Consultation with a damp specialist is advised to address the cause of the damp and to perform remedial works if necessary.



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:	Out Building
Location:	Entry
Finding:	Tree stump conductive to termites
Information:	Any old trees time stumps provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove of old tree stumps is advised. Frequent pest inspections are advised to readily identify any termite activity in these areas.

Finding 6.02

Building:	Main Building
Location:	Electrical circuit box
Finding:	Termite Management System No Evidence of Installation
Information:	The application of a post-construction termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.
	A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.
	The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Windows - Wood rot
Information:	Wood rot was found to be affecting several external windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.
	It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing

or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.

Finding 7.02

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

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

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

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

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

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

- Asbestos Inspector

- Licensed Plumber specialising in Roof Plumbing

- Registered/Licensed Builder

- Structural Engineer

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING

The building compared to others of a similar age and construction appears to be in fair condition. It does major defects, defects that require further inspection as recommended, defects that require repairs, and some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and subfloor was not possible and areas of furniture, stored items and garden vegetation meant some areas was obstructed.

TIMBER PEST

Due to the degree of risk of subterranean termite infestation noted in this report and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months.

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

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

The following items are highly recommended where applicable:

- Install a Post-Construction Termite Management System to the property (consult a suitably qualified termite expert for advice).
- No evidence of minimum annual inspections have been carried out as recommended on every property.
- Access should be gained to the subfloor to allow a complete inspection of the property.
- Repair and monitor any water leaks and areas of excessive moisture as this can attract termite activity.
- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Clean and flush out blocked guttering regularly.

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)
- Trees nearby on other properties could not be inspected

For further information, advice and clarification please contact Bryce Harrington on: 0404 200 867

Section D Significant Items

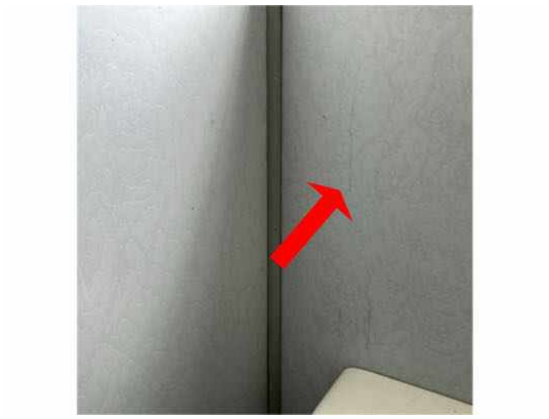
The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Rear Elevation
Finding:	Note on Timber Balconies and Suspended Timber Structures
Information:	The load capacity of timber rear bridge and other suspended external timber structures has not been verified as part of this inspection.
	It is recommended that any suspended timber external structure be assessed and certified by a structural engineer to ensure it is not overloaded and remains safe for use.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Asbestos Containing Material Suspected
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building elements and other possible areas of the house containing asbestos.
	As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.
	In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



Noted Item

Building:

Location: All Areas

Finding: Additional Photos & Information

Information: Additional photos are provided for your general reference. These show areas that were inspected, but may not have necessarily had defects.

Some photos may also show obstructions and limitations which impeded full inspection of the property at the time of inspection. Additional photos also show other elements such as hot water systems and RCD switches (electrical safety switches) on power boxes.

This property has no insulation in the roof void as shown in the additional photos.

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.