Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 6 Apr 2026

Property Address: 17 Tourmaline Drive Cobblebank Victoria 3338

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: Mon, 6 Apr 2026

The Parties

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Name of the Principal(If Applicable): Mansi Ray	
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Client's Phone Number:	
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Special conditions or instructions

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

The following apply:

1. Weather Conditions and Thermal/Moisture Readings

Due to the absence of rainfall in recent days, thermal imaging and moisture readings might be less accurate compared to conditions following heavy rainfall.

2. Impact of High Rainfall on Outdoor Inspections

Recent heavy rainfall made the inspection of outdoor areas challenging, which may have hindered visibility and thorough assessment.

3. Termite Management Plan Recommendation

Although no termite or pest activity was detected during the inspection, the property’s location in a bushy area surrounded by greenlands makes a termite management plan highly recommended as a

preventive measure.

4. Loose Timbers and Termite Attraction

Loose timbers were found on the ground during the inspection. While no termite activity was identified, it is highly advisable to remove these timbers immediately, as they may be untreated and could attract termites.

5. Subfloor Accessibility

The subfloor was completely wet and muddy at the time of inspection, making it unsafe and impractical to crawl in this condition. As a result, the subfloor inspection was limited.

6. Hazardous Subfloor Ventilation

The subfloor had inadequate ventilation, creating a semi-confined space considered hazardous to health. This significantly limited the scope of the subfloor inspection.

7. Limited Roof Space Inspection

The roof space lacked proper ventilation and was deemed a confined space. This condition posed safety risks and limited the extent of the roof space inspection.

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 (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly 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	Semi-Detached, Detached
Company or Strata title	No
Floor	
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South
Other Building Elements	Footpath, Fence - Fabricated Metal Fence, Pergola, Garage
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Fascias, External Joinery, Doors, Door Frames, Deck, Skirting Boards
Roof	Pitched, Tiled, Tiles, 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

- The Site

- 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:

- Areas of skillion or flat roof - no access

- Exterior Roof Surface - Second Storey.

- 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:

- Areas of low roof pitch preventing full inspection

- Above safe working height

- Decking

- Duct work

- Evidence of recently painted walls or ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Stored items

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	All Areas
Finding:	Rising Damp – Providing Conditions Conducive to Termite Activity
Information:	Rising damp is the upward movement of moisture from the ground through porous building materials such as bricks, mortar, or stone by capillary action. This issue is common in older buildings and often occurs when a damp-proof course (DPC) is missing, has failed, or has been bridged by materials built up against the wall. Signs of rising damp were noted at the wall base, indicating long-term moisture exposure. Left unmanaged, this condition can lead to significant internal damage, deterioration of finishes (paint, plaster), and mould growth. Importantly, it also creates conditions conducive to termite activity. To address this issue, the cause of moisture ingress must be identified and rectified before cosmetic repairs are undertaken. This should be assessed and rectified by a licensed plumber and damp proof specialist as soon as practicable to reduce the risk of further damage.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Internal Door – Poor Operation
Information:	An internal door was noted to be difficult to close, indicating poor overall operation. This condition may be due to several possible factors such as door alignment, hinge movement, frame distortion, or floor level changes. If left unrectified, the continued strain may cause deterioration to the door edges, hinges, or surrounding jamb, and may lead to further damage to internal finishes. Rectification should be carried out as soon as practicable by a qualified carpenter to

assess the cause and restore proper operation.

Finding 3.02

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Sink – Slow Drainage
Information:	The bathroom sink was noted to drain slowly, which may be due to a partial blockage, restriction within the waste line, or buildup inside the plumbing. Reduced water flow can affect normal use of the fixture and may worsen over time if left unaddressed. If not rectified, the slow drainage may contribute to minor moisture buildup around the basin area and general functional inconvenience for the occupants. Rectification should be carried out as soon as practicable by a licensed plumber to clear the waste line and restore proper drainage.

Finding 3.03

Building:	Main Building
Location:	All Internal Areas
Finding:	Cabinetry – Misalignment
Information:	Sections of the cabinetry were noted to be out of alignment, with doors or panels not sitting evenly or closing correctly. This condition may be due to hinge movement, installation tolerances, or normal building movement over time. If left unrectified, the continued misalignment may lead to wear on hinges, rubbing on adjacent panels, or reduced functionality of the cabinetry. Rectification should be carried out as soon as practicable by a qualified cabinetmaker or carpenter to adjust the fittings and restore proper alignment.

Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Floor Tile – Cracking in Section
Information:	A floor tile in the inspected area was observed with visible cracking. This condition may be related to several possible factors, including substrate movement, installation issues, or impact damage. If left unrectified, the crack may widen over time, allow moisture to enter beneath the tile, and lead to loosening or further deterioration of surrounding tiles or grout. Rectification should be carried out as soon as practicable by a qualified tiler to replace

the affected tile and check the substrate for any underlying issues.

Finding 3.05

Building: Main Building
Location: All Areas
Finding: Internal Walls – Dents and Surface Imperfections
Information: Sections of the internal walls show visible dents and surface imperfections. These marks are consistent with general wear, minor impact, or previous patching that was not finished to a high standard.

If left unrectified, the imperfections may remain visible through new paintwork and affect the overall presentation of the interior surfaces.

Rectification should be carried out as soon as practicable by a qualified painter or plasterer to properly sand, patch, and repaint the affected areas for a smooth and consistent finish.

Finding 3.06

Building: Main Building
Location: All Areas
Finding: Timber Flooring – Suspected Bounce and Movement
Information:

A section of the timber flooring shows minor signs of bounce and movement during normal foot traffic. This condition may be related to loosened fixings, subfloor movement, or possible moisture-related deterioration affecting the flooring system.

Although minor at this stage, if not addressed it has the potential to worsen and may lead to deterioration of the supporting structure. Any moisture in contact with timber is conducive to termite activity, so this should be addressed as soon as practicable to prevent escalation into a major concern.

Assessment and rectification should be carried out by a licensed builder or carpenter, with a licensed structural engineer engaged if subfloor movement, structural deflection, or concealed damage is suspected. Invasive investigation may be required if hidden issues cannot be confirmed visually.

Finding 3.07

Building: Main Building
Location: All Areas
Finding: Timber Fence – Deterioration and Weathering
Information:

A section of the timber fencing shows visible signs of deterioration and weathering.

This may be due to age, exposure to moisture, or reduced structural support affecting the stability and condition of the fence.

If not addressed, the deterioration may worsen and lead to further weakening of the fence structure. Any moisture in contact with timber is conducive to termite activity, so this condition should be attended to as soon as practicable to reduce the risk of further damage.

Assessment and rectification should be carried out by a licensed carpenter or builder to repair or replace affected sections and ensure the fence is structurally sound.

Finding 3.08

Building: Main Building
Location: All Areas
Finding: Door Hardware – Loose Handle Mechanisms
Information:

A section of the internal door hardware shows loose handle mechanisms during normal operation. This condition may be due to worn fixings or general use over time.

If left unattended, the looseness may worsen and affect the correct operation of the door hardware. To prevent further deterioration, this minor issue should be addressed as soon as practicable.

Rectification should be carried out by a qualified handyman or licensed carpenter, who can tighten or replace the affected hardware as required.

Finding 3.09

Building: Main Building
Location: All Areas
Finding: Masonry and Surface Finishes – Fine Cracking Observed
Information:

Fine cracking was observed across sections of the property's external surfaces. These cracks may be related to normal settlement, thermal movement, or minor substrate shrinkage affecting the masonry or rendered finishes.

While minor at this stage, if left unaddressed the cracks may widen over time and allow moisture to enter building elements, which can lead to deterioration of concealed materials. This condition should be attended to as soon as practicable to prevent escalation.

Assessment and repair should be carried out by a licensed builder or qualified renderer, with a structural engineer engaged if any ongoing movement or widening is suspected. Appropriate sealing and repainting may be required to restore weatherproofing.

Finding 3.10

Building:	Main Building
Location:	All Areas
Finding:	Concrete – Fine Cracks to a Section Inside and Outside
Information:	Fine cracks were observed to a section of the concrete both inside and outside. These appear to be surface-level only and may be related to shrinkage or minor movement.
	The affected areas should be monitored, and if cracks worsen over time, they should be reviewed by a qualified concreter as soon as practicable.

Finding 3.11

Building:	Main Building
Location:	All Areas
Finding:	Concrete Elements – Fine Cracking Observed
Information:	
	Fine cracking was observed across sections of the concrete elements around the property. These cracks may be related to normal shrinkage, thermal movement, or minor settlement of the substrate beneath the concrete.
	Although minor at this stage, if left unattended the cracks may widen and allow moisture to penetrate the concrete, potentially leading to deterioration of reinforcement or surrounding building elements. This condition should be addressed as soon as practicable to prevent further progression.
	Rectification should be carried out by a licensed builder or concreter, who can seal and repair the affected areas. A structural engineer may be required if any signs of ongoing movement or structural impact are suspected.

Finding 3.12

Building:	Main Building
Location:	All Areas
Finding:	Flooring – Surface Scratches and Wear
Information:	
	Sections of the flooring show visible surface scratches and wear across various areas. This condition is consistent with regular use and movement throughout the home.
	While minor, the wear may worsen over time if left unattended, so it should be addressed as soon as practicable to maintain the appearance and condition of the flooring.
	A qualified flooring specialist should review and carry out the appropriate cosmetic

repairs or maintenance based on the type of flooring installed.

Finding 3.13

Building: Main Building
Location: All Areas
Finding: Garage Floor – Suspected Oil Leakage
Information:

A section of the garage floor shows signs of suspected oil leakage or staining. This may be related to vehicle drips, stored equipment, or a possible spill that has not been fully cleaned.

While minor at this stage, if left unaddressed the staining may spread, cause surface deterioration, or mask other issues. It should be attended to as soon as practicable to maintain the condition of the garage floor.

A qualified cleaner or flooring specialist should assess and carry out appropriate cleaning or treatment. If the leak is ongoing, the vehicle or equipment should be checked for mechanical issues.

Finding 3.14

Building: Main Building
Location: All Areas
Finding: Internal Surfaces – Suspected Mould Growth
Information:

A section of the internal surface shows signs of suspected mould growth, which may be related to excess moisture, inadequate ventilation, or past water exposure in the area.

If not addressed, this condition may worsen and lead to deterioration of nearby materials. Any moisture in contact with building elements is conducive to termite activity, so this matter should be attended to as soon as practicable to prevent further moisture-related concerns.

A licensed mould remediation specialist, plumber, or ventilation technician should review the area to confirm the source of moisture and carry out appropriate treatment and rectification.

Finding 3.15

Building: Main Building
Location: Bathroom
Finding: Bathroom Exhaust Fan – Cleaning and Maintenance Required
Information: A section of the bathroom exhaust fan shows visible dust buildup and reduced airflow,

indicating that routine cleaning and maintenance are required. Blocked or dirty fans can reduce ventilation performance and allow moisture to remain inside the bathroom for longer periods.

If not cleaned, poor ventilation may contribute to damp conditions, deterioration of internal finishes, or mould developing on nearby surfaces.

Rectification should be carried out as soon as practicable by a qualified handyman or ventilation specialist to clean the fan, restore airflow, and ensure effective moisture extraction.

Finding 3.16

Building:	Main Building
Location:	Roof Void
Finding:	Bathroom Exhaust Fan – Venting Into Roof Void
Information:	The bathroom exhaust fan was observed discharging directly into the roof void rather than exhausting to the exterior. This installation can cause excess humidity and moisture build-up within the roof space.

Moisture accumulating in a roof void is conducive to timber decay and termite activity, and may also lead to deterioration of insulation, mould growth, or damage to internal ceiling finishes over time.

Rectification should be carried out as soon as practicable by a licensed plumber or ventilation specialist to extend the ducting and ensure the exhaust is properly vented to the outside of the building.

Finding 3.17

Building:	Main Building
Location:	All Areas
Finding:	Floor Tile – Cracking in Section
Information:	A floor tile in the inspected area was observed with visible cracking. This condition may be related to several possible factors, including substrate movement, installation issues, or impact damage.

If left unrectified, the crack may widen over time, allow moisture to enter beneath the tile, and lead to loosening or further deterioration of surrounding tiles or grout.

Rectification should be carried out as soon as practicable by a qualified tiler to replace the affected tile and check the substrate for any underlying issues.

Finding 3.18

Building:	Main Building

Location: All Areas
Finding: Kitchen Splashback – Grout Discoloration and Aging
Information: The grout lines to the kitchen splashback tiles show visible discoloration and general aging.

This is a cosmetic issue and does not currently indicate structural or moisture-related damage, but it affects the overall appearance of the area.

The grout can be cleaned or refreshed as part of routine maintenance by a qualified tiler or handyman as soon as practicable.

Finding 3.19

Building: Main Building
Location: All Areas
Finding: Bathroom Wet Areas – Deteriorated Silicone Seals
Information:

A section of the bathroom shows deteriorated or failing silicone seals around wet-area junctions. This condition may allow moisture to pass behind surfaces, affecting nearby materials and reducing the effectiveness of the waterproofing system.

If left unaddressed, moisture may enter concealed building elements, which can lead to deterioration. Any moisture affecting building materials is conducive to termite activity, so this matter should be attended to as soon as practicable.

Rectification should be carried out by a licensed plumber or waterproofing specialist, who can remove the failed sealant and apply new waterproof-grade silicone.

Finding 3.20

Building: Main Building
Location: All Areas
Finding: Maintenance – General Wear and Tear
Information: A number of areas throughout the property show signs of general wear and tear consistent with normal use over time. These conditions may include minor scuffs, surface marks, paint imperfections, and ageing of internal finishes.

These observations are not considered structural defects, but they indicate that routine maintenance may be beneficial to preserve the appearance and functionality of the affected areas. Addressing general upkeep helps prevent minor deterioration from progressing.

Maintenance and touch-ups should be carried out as soon as practicable by a suitably qualified tradesperson, depending on the specific item requiring attention.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	All External Areas
Finding:	Trees Around Property – Conducive Conditions
Information:	Vegetation and trees positioned close to the property were observed around sections of the external areas. The proximity of foliage, roots, and organic debris creates conditions that are conducive to timber decay and termite activity. Moisture retention around walls and footings is also increased in these areas. These conditions may lead to deterioration of external elements, encourage fungal growth, and provide concealed pathways for termites. Any moisture in contact with timber is considered highly conducive, and if not addressed, this issue may escalate into a more significant concern. Rectification should be carried out as soon as practicable by a qualified gardener or arborist to trim vegetation away from the structure and improve airflow. A pest technician may also be needed to reassess conducive conditions once vegetation is cleared.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Tap No Drainage
Information:	A tap in the external area shows inadequate drainage, with water pooling around the base instead of dispersing effectively. Standing water in this area creates conditions that are conducive to timber decay, fungal growth, and termite activity if nearby building elements are exposed to moisture. Poor drainage can also lead to deterioration of surrounding materials and may increase moisture levels around footings or adjacent structural components. Any moisture in contact with timber is highly conducive and may escalate into a more significant issue if not addressed.

Rectification should be carried out as soon as practicable by a licensed plumber to improve drainage and ensure water is directed away from the property. A pest technician may also be required to reassess after drainage improvements are completed.

Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Timber No Protective Sealer – Moisture-Related Deterioration (Conducive Conditions)
Information:	Timber elements in the inspected area were noted to have no protective sealer or coating applied. Exposed raw timber is more vulnerable to moisture absorption, surface deterioration, and fungal growth. Moisture in contact with timber is conducive to termite activity, and unsealed surfaces increase this risk. If left unprotected, the timber may warp, deteriorate, or weaken over time, especially in areas exposed to humidity, water splashes, or outdoor weathering. Continued exposure may escalate the condition into a more significant maintenance or structural concern. Rectification should be carried out as soon as practicable by a qualified carpenter or painter to apply an appropriate timber sealer or protective coating. A pest technician may also be required if signs of moisture-related conducive conditions persist.

Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Timber in Contact With Soil – Conducive Conditions
Information:	Timber elements were observed in direct contact with soil around the property. This condition is conducive to termite activity and moisture absorption, as soil contact keeps the timber damp and provides concealed access points for termites. If left unrectified, the timber may deteriorate, absorb moisture, and increase the risk of concealed pest entry or deterioration of connected components. This area should also be kept under observation, particularly after rain or changes in ground moisture levels. Rectification should be carried out as soon as practicable by a qualified carpenter or builder to separate the timber from soil and install an appropriate barrier. A licensed termite management technician is also recommended to inspect the area and advise on suitable termite management system options once conducive conditions are reduced.

Finding 6.05

Building:	Main Building
Location:	Garage
Finding:	Floor Drain / Grate – Poor Drainage (Conducive Conditions)
Information:	The floor drain and grate area shows signs of poor drainage, with water not dispersing effectively through the openings. Build-up of debris or restricted flow appears to be preventing proper drainage around this section.

Poor drainage can lead to standing water, increased moisture levels, and deterioration of adjacent materials. Moisture in contact with surrounding structural elements is conducive to termite activity and may also contribute to fungal growth or corrosion over time.

Rectification should be carried out as soon as practicable by a licensed plumber to clear any obstructions, improve drainage performance, and ensure water is directed away effectively.

Finding 6.06

Building:	Main Building
Location:	All Areas
Finding:	Timber Elements – Suspected Decay and Deterioration
Information:	A section of the external timber elements shows signs of possible decay and deterioration. This condition may be related to weathering, inadequate sealing, or moisture exposure affecting the integrity of the timber surfaces.

If not attended to, deterioration may progress and affect the performance of the surrounding building materials. Any moisture in contact with timber is conducive to termite activity, so this matter should be addressed as soon as practicable to avoid further damage.

Rectification should be carried out by a licensed carpenter or builder, who can repair or replace affected sections and ensure all exposed timber is properly sealed and protected. A licensed structural engineer may be required if any structural impact is suspected.

Finding 6.07

Building:	Main Building
Location:	All Areas
Finding:	Air Conditioner Overflow – Disconnected
Information:	The air conditioner overflow pipe was found disconnected from the stormwater drainage system, resulting in excess moisture around the external wall.

This moisture can create conditions conducive to timber decay and termite activity if not managed.

A licensed plumber should reconnect the overflow to prevent ongoing dampness as soon as practicable.

Finding 6.08

Building: Main Building
Location: All External Areas
Finding: Vegetation, Soil and Mulch Against Property – Conducive Conditions
Information:

Trees, vegetation, mulch, and soil were noted in direct contact with sections of the external walls. This condition retains moisture against the structure, can conceal deterioration, and reduces visibility for timber pest inspection. A clear physical separation or barrier is required to protect the building.

Moisture retained against external walls is conducive to termite activity, and this should be addressed as soon as practicable to prevent potential deterioration of nearby building materials.

Rectification should include lowering soil or mulch levels, trimming vegetation away from walls, and creating an adequate barrier or clearance line around the perimeter. A licensed gardener, landscaper, or pest technician can assist depending on the required works.

Finding 6.09

Building: Main Building
Location: All External Areas
Finding: Bridging – Attachment in Contact with Building
Information: An attachment was observed in direct contact with the external wall, creating a potential concealed entry point for termites. This condition bypasses any termite management system or inspection zone and restricts visibility for inspection.

Bridging occurs when fixtures such as posts, downpipes, decks, or steps are not separated from the structure and do not maintain a minimum 25mm inspection gap. These conditions increase the risk of undetected termite activity.

This area should be regularly monitored for signs of termite activity by a licensed termite management technician, and steps should be taken to maintain clear access for future inspections.

Finding 6.10

Building: Main Building
Location: All External Areas

Finding:	Termite Management – Missing Durable Notice
Information:	During the inspection, the property was found to have no visible durable notice indicating the type of termite management system installed. This notice is normally placed in an accessible area—often near the electrical box—to document the product used, installation date, and future inspection requirements. Without this notice, it is unclear whether the property is currently protected or what system, if any, has been installed. The absence of a durable notice means there is no confirmed record of termite protection, leaving the property at increased risk. Without verified details, the home may be considered conducive to termite activity, as ongoing treatment status cannot be confirmed. A licensed termite technician should be engaged as soon as practicable to inspect the property, determine whether a system is present, and install an appropriate durable notice or provide a new treatment if required.

Finding 6.11

Building:	Main Building
Location:	All Areas
Finding:	Broken / Gapped Roof Tiles & Suspected Water Ingress to Rafters
Information:	During the inspection, a section of the roof covering showed broken or gapped roof tiles, creating openings where rainwater may enter. Inside the roof void, a section of the rafters displayed possible moisture staining and discoloration consistent with suspected water ingress. Moisture in contact with timber is conducive to termite activity and may lead to deterioration if not managed. Open or displaced roof tiles can allow water to track into concealed framing, affecting structural timbers and increasing the risk of decay during rainfall. If left unrectified, this condition may worsen over time and create further hidden damage. A licensed roofer should repair the affected roof tiles as soon as practicable to restore weatherproofing. A licensed builder should review the stained rafters to confirm whether any repairs are required. Pest technician follow-up may be appropriate once roofing defects are rectified.

Finding 6.12

Building:	Main Building
Location:	All External Areas
Finding:	Party Wall – Potential Termite Risk
Information:	The property shares a party wall with the neighbouring dwelling, which may allow concealed termite entry between the two buildings. No visible evidence of a physical or chemical termite barrier was observed along this wall during the inspection.

An effective termite management system should provide continuous protection and cover all possible entry points, including connections with adjoining structures.

Where properties are built directly against each other, the absence of termite barriers or inspection zones can increase the risk of termites entering undetected from the neighbouring property. This risk is greater if the adjacent property does not have an active termite management system.

It is recommended that a licensed termite management technician review this area and provide suitable treatment options. If no current system is installed, regular termite inspections—ideally every six months—are advised to help detect any early signs of activity.

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

- Registered/Licensed Builder

- Termite and Timber Pest Technician / Licensed Pest Controller

- 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

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BUILDING SUMMARY

In summary, this building is in fair condition when compared to other buildings of similar age and type of construction. Minor defects are mentioned in the body of this report and are not repeated here. Safety hazards and major defects identified are listed below.

Areas identified as inaccessible or having obstructions and limitations impeding full inspection as per AS 4349 should be considered a high priority. These areas should be made accessible as soon as practicable to allow further inspection by your building consultant or registered building practitioner.

TIMBER PEST SUMMARY

No live termite activity was observed at the time of inspection (visual inspection only). Several conducive conditions were noted and are detailed in this report.

Inspection access to the subfloor and some internal rooms was not available at the time of inspection. These areas could not be assessed, and the presence of timber pest activity or damage in these locations cannot be ruled out.

All accessible areas of the dwelling were inspected, with particular attention to wet areas to check for excessive moisture levels and temperature anomalies. Inspections were limited by the access available at the time and by any works that concealed potential timber pest damage.

It is important to note that timber pests are often concealed within building elements and cannot be detected without invasive inspection methods, which require the property owner's written consent. Evidence of an early-stage attack may not be visible until damage becomes more advanced.

Timber pest inspections reflect the property's condition at the time of inspection only. Termite and other timber pest activity can develop quickly, so ongoing inspections are essential. Many properties have areas where termites can gain concealed entry that cannot be detected during a visual inspection.

Owners should arrange for regular inspections by a licensed termite management technician in accordance with AS 3660.3. Where a termite management system is present, it should be maintained to ensure it remains effective for early detection and prevention.

For further information, advice and clarification please contact Saeed Nia on: 0469 818 666

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Floor Condition – For Information Only
Information:	The general condition of the floor surface was observed and noted during the inspection. No major defects were identified, and this is recorded for information purposes only.

Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Roof void access limitations
Information:	Limited access to the roof void was present due to facts including but not limited to access hatch size or placement, for this reason access to the roof void was minimal.

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.