



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 4 Stephen St, Urbenville NSW 2475,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 10 Mar 2026

Modified Date: Thu, 12 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4 Stephen St, Urbenville NSW 2475, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Dean Huxley Ph: 0410 535 121
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Company Address and Postcode: Yamba 2464

Company Email: Yamba@jimsbuildinginspections.com.au

Company Contact Numbers: 0410 535 121

Special conditions or instructions

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

The following apply: This report 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 with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

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 poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Slab on ground, Timber Stumps, Timber with concrete areas, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Fence - Perforated Materials / Wire Mesh, Fence - Post and Rail Construction, Footpath, Garage, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, Fascias, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Staircase, Stumps, Veranda Posts, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Timber Framed and Clad, 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
- Fencing
- Gardens
- Interior
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- The Site
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Subfloor - Part.

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 cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Landscaping
- Overhanging vegetation
- Porch
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and

conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Laundry and bedroom
Finding:	Contact Covering Suspected Holes in Internal Wall Cladding
Information:	Contact material was observed covering suspected holes in the internal wall cladding in the bedroom and laundry at the time of inspection. Covering damaged areas in this manner may conceal defects or damage to the wall lining and prevents a proper assessment of the underlying condition. It should be noted that the wall cladding may contain asbestos due to the age and type of materials used in buildings of this era. Disturbance of asbestos-containing materials can present health risks if fibres become airborne. Asbestos detection and identification is outside the scope of this inspection. It is recommended that the affected areas be further investigated and that any works involving the wall cladding be carried out by suitably qualified professionals. Repairs should be carried out as deemed necessary.



Finding 1.02

Building:	Main Building
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Location: Laundry

Finding: Cracks and Damage to Laundry Wall Cladding – Possible Asbestos Containing Material

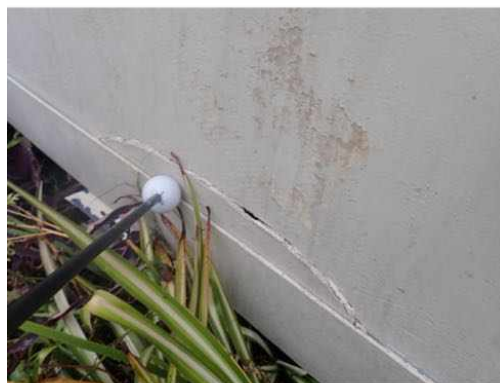
Information: Cracks and damage were identified to the laundry wall cladding at the time of inspection. Deterioration of wall cladding may allow further damage if not addressed. The wall cladding may contain asbestos due to the age and type of materials commonly used in buildings of this era. Disturbance of asbestos-containing materials can present health risks if fibres become airborne. Asbestos detection and identification is outside the scope of this inspection. It is recommended that the affected cladding be treated with caution and that any repairs or alterations be carried out by suitably qualified professionals. Repairs should be carried out as soon as possible.





Finding 1.03

Building:	Main Building
Location:	External cladding
Finding:	Damaged External Wall Cladding – Possible Asbestos Containing Material
Information:	Multiple areas of damaged external wall cladding were identified at the time of inspection. Damage to wall cladding may allow moisture ingress and further deterioration of the building fabric if not addressed. Due to the age and type of materials commonly used in buildings of this era, the cladding may contain asbestos. Disturbance of asbestos-containing materials can present health risks if fibres become airborne. Asbestos detection and identification is outside the scope of this inspection. It is recommended that the affected cladding be treated with caution and that any repairs, removal, or alterations be carried out by suitably qualified professionals. Repairs should be carried out as deemed necessary.







Finding 1.04

Building: Main Building
Location: Water tank
Finding: Water Tank Frame Unstable

Information: The frame supporting the water tank was observed to be unstable at the time of inspection. An unstable support structure may lead to movement or failure of the frame and could affect the safe support of the water tank if not addressed. This condition may be associated with deterioration of the supporting materials or inadequate construction. It is recommended that a qualified carpenter or suitably experienced tradesperson assess the frame and carry out repairs, strengthening, or replacement as required to ensure the water tank is adequately supported. Repairs

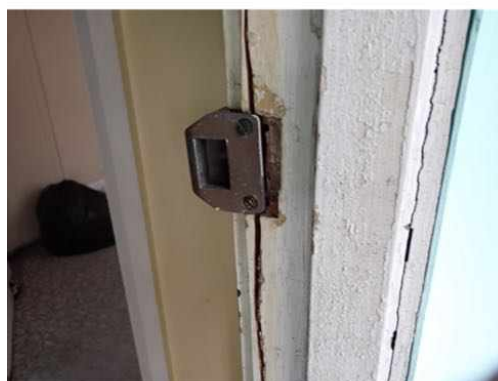
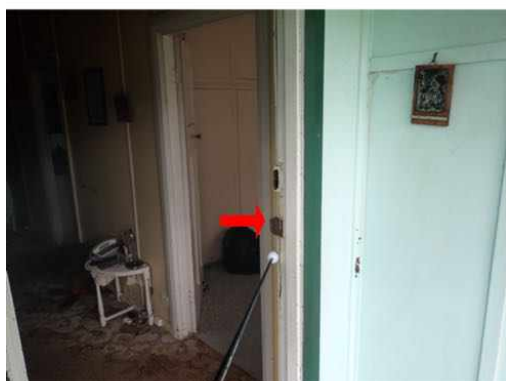
should be carried out as soon as possible.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Entry door
Finding:	Front Door Lock Not Secure – Split Door Jamb at Latch
Information:	The front door lock was observed to engage but was not very secure at the time of inspection. A split was identified in the door jamb at the lock latch location which may affect the ability of the door to latch securely. Damage to the door jamb in this area can reduce the effectiveness of the locking mechanism and may worsen over time if not repaired. It is recommended that a qualified carpenter or suitably experienced handyman repair or replace the damaged section of the door jamb and ensure the lock and strike plate are properly secured. Repairs should be carried out as deemed necessary.



Finding 2.02

Building:	Main Building
Location:	All Areas

Finding: Internal Paintwork in Poor Condition

Information: The internal paintwork was found to be in poor condition at the time of inspection. Areas affected included walls, ceilings, doors, windows, and timber trims such as skirting boards, architraves, and cover strips. Deterioration of painted surfaces can occur over time due to general wear, ageing of coatings, and lack of maintenance. It is recommended that a qualified painter prepare the affected surfaces and carry out repainting as required to restore the protective and cosmetic finish. Repairs and maintenance should be carried out as deemed necessary.





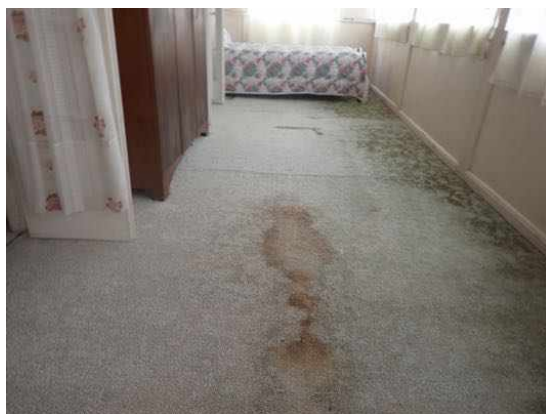
Finding 2.03

Building: Main Building

Location: Floor

Finding: Uneven Timber Flooring and Deteriorated Timber Stumps

Information: The timber flooring throughout the building was observed to be wavy and out of level at the time of inspection. The timber stumps supporting the building were also found to be in poor condition, with defects including wood rot, movement, leaning out of plumb, and signs of sinking. It should be noted that the condition of the stumps below ground level could not be determined during the visual inspection. The external stumps on two sides of the building appeared to have been replaced at some stage. Deterioration of subfloor supports can lead to uneven floors and may indicate ongoing structural movement if not addressed. It is recommended that a qualified builder assess the condition of the timber stumps and subfloor supports and carry out repairs, replacement, or re-levelling of the building as required to prevent further deterioration. Further investigation and rectification works should be carried out as deemed necessary.





Finding 2.04

Building: Main Building
Location: Floor
Finding: Carpet and Vinyl Flooring in Poor Condition Throughout Building
Information: The carpet and vinyl flooring throughout the building were found to be in poor condition at the time of inspection. Visible wear, deterioration, and general ageing of the floor coverings were noted. Floor coverings of this nature can deteriorate over time due to normal use and ageing of the materials. It is recommended that the affected carpet and vinyl flooring be replaced as required to restore the condition and appearance of the floor surfaces. Replacement should be carried out as deemed necessary.





Finding 2.05

Building:	Main Building
Location:	Ceiling living room and roof exterior
Finding:	Active Leak to Fireplace Flue and Ceiling Damage
Information:	An active leak was identified at the fireplace flue, with damage noted to the ceiling around the flue penetration at the time of inspection. Water ingress in this area may lead to further deterioration of the ceiling materials and surrounding building elements if not addressed. This condition may be associated with defects in the roof flashing, sealing around the flue penetration, or deterioration of associated roof components. It is recommended that a qualified roofer or builder assess the flue penetration and carry out repairs as required to stop the leak and repair the damaged ceiling area. Repairs should be carried out as deemed necessary.





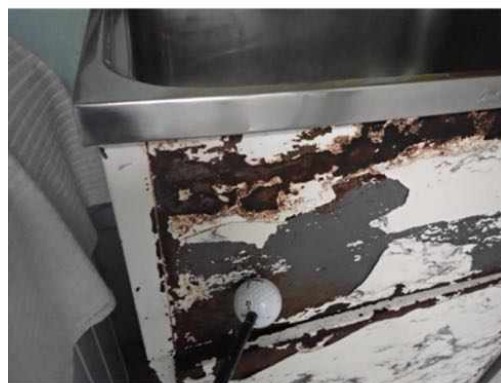
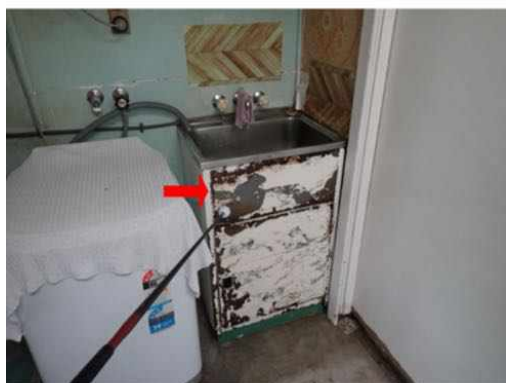
Finding 2.06

Building: Main Building

Location: Laundry

Finding: Laundry Tub Cabinet in Poor Condition

Information: The laundry tub cabinet was found to be in poor condition at the time of inspection. Deterioration of cabinets in laundry areas is commonly associated with ongoing moisture exposure, ageing of materials, and general wear over time. Continued deterioration may affect the durability and functionality of the cabinet if not addressed. It is recommended that a suitably experienced handyman repair or replace the cabinet as required to maintain the condition and usability of the laundry area. Repairs or replacement should be carried out as deemed necessary.



Finding 2.07

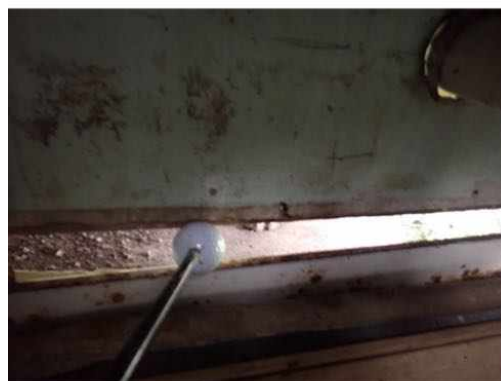
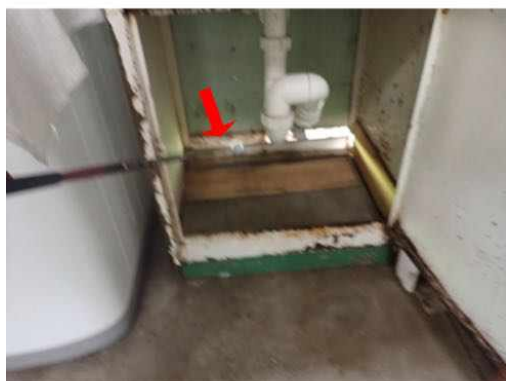
Building: Main Building

Location: Laundry

Finding: Gap in Wall Cladding Within Laundry Tub Cabinet

Information: A gap was identified in the wall cladding within the laundry tub cabinet at the time of inspection. Openings in wall linings may allow moisture, pests, or debris to enter the wall cavity and may lead to further deterioration of surrounding materials if not addressed. It is recommended that a suitably experienced handyman or qualified tradesperson assess the affected area and carry out appropriate repairs as required.

Repairs should be carried out as deemed necessary.



Finding 2.08

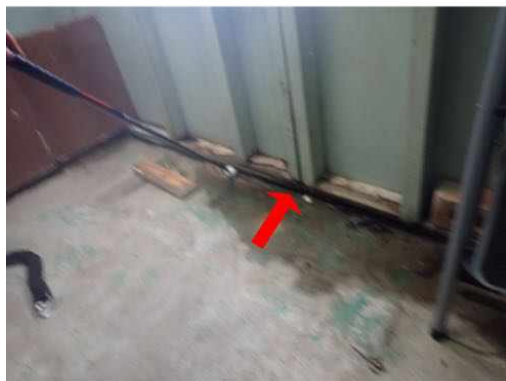
Building:	Main Building
Location:	Laundry
Finding:	Impact Damage to Laundry Ceiling
Information:	Impact-related holes were identified in the laundry ceiling at the time of inspection. Damage of this nature may affect the appearance and integrity of the ceiling lining if not repaired. It is recommended that a qualified carpenter or suitably experienced handyman repair the damaged ceiling lining and refinish the surface as required to restore the ceiling finish. Repairs should be carried out as deemed necessary.



Finding 2.09

Building:	Main Building
Location:	Laundry
Finding:	Wood Rot to Bottom of Laundry Walls
Information:	Wood rot was identified to the bottom sections of the laundry walls at the time of inspection. Deterioration of timber elements in wet areas is commonly associated with prolonged moisture exposure and may worsen if not addressed. Wood rot is also considered a condition conducive to termite attack. Continued decay may affect the integrity of the wall components. It is recommended that a qualified carpenter or

suitably experienced handyman assess the affected areas, identify and rectify the source of the moisture causing the wood rot, and carry out repairs or replacement of the deteriorated timber as required to prevent further deterioration. Repairs should be carried out as deemed necessary.



Finding 2.10

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet Leaking When Flushed
Information:	The toilet was observed to leak when flushed at the time of inspection. Plumbing leaks can lead to water wastage and moisture-related damage to surrounding building materials if not addressed. The leak may be due to worn seals, faulty fittings, or deterioration of internal cistern or plumbing components. It is recommended that a qualified plumber inspect the toilet and carry out repairs or replacement of defective components as required to ensure the fixture is functioning correctly and to prevent further damage. Repairs should be carried out as deemed necessary.



Finding 2.11

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen in Poor Condition

Information: The kitchen was found to be in poor condition at the time of inspection. Deterioration of kitchen components can occur over time due to general wear, ageing of materials, and ongoing use. Continued deterioration may affect the functionality and durability of the kitchen if not addressed. It is recommended that a qualified carpenter, kitchen installer, or suitably experienced handyman assess the kitchen and carry out repairs, maintenance, or replacement of deteriorated components as required. Repairs or replacement should be carried out as deemed necessary.





Finding 2.12

Building: Main Building
Location: Bathroom
Finding: Bathroom in Poor Condition

Information: The bathroom was found to be in poor condition at the time of inspection. Defects observed included deteriorated or missing silicone to junctions, the shower rail corner being held together with duct tape, swelling to the vanity cupboard, water damage to the ceiling, and general deterioration of bathroom components. Deterioration of this nature is commonly associated with prolonged moisture exposure and ageing of materials in wet areas. It is recommended that a qualified plumber and suitably experienced tradesperson assess the bathroom and carry out repairs or replacement of the affected components as required to prevent further deterioration. Repairs should be carried out as deemed necessary.







Finding 2.13

Building: Main Building

Location: Bedroom

Finding: Water Damage to Ceilings in Bathroom and Bedroom

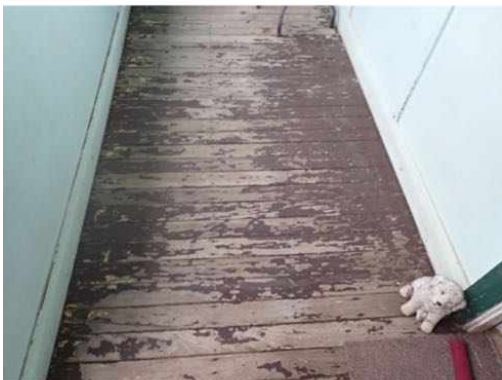
Information: Water damage was identified to the ceilings in the bathroom and bedroom at the time of inspection. Moisture staining and deterioration of ceiling linings can occur due to roof leaks, plumbing leaks, or condensation issues. Continued moisture exposure may lead to further deterioration of the ceiling materials if not addressed. The source of the moisture could not be confirmed during the visual inspection. It is recommended that a qualified builder, roofer or plumber investigate the cause of the moisture and carry out repairs as required, and that the damaged ceiling areas be repaired once the source of the moisture has been rectified. Repairs should be carried out as deemed necessary.





Finding 2.14

Building:	Main Building
Location:	Front porch
Finding:	Front Porch Timber Decking in Poor Condition
Information:	The timber decking to the front porch was found to be in poor condition at the time of inspection. Deterioration of external timber decking can occur due to prolonged exposure to weather, moisture, and general ageing of the timber. Continued deterioration may affect the durability and safety of the decking if not addressed. It is recommended that a qualified carpenter assess the decking and carry out repairs or replacement of deteriorated timber components as required. Repairs or replacement should be carried out as deemed necessary.



Finding 2.15

Building: Main Building

Location: Bedroom

Finding: Doors and Windows in Poor Condition

Information: The majority of the doors and windows throughout the building were found to be in poor condition at the time of inspection. Defects observed included doors catching on door jambs, deteriorated paintwork, damaged doors, worn hardware, and general deterioration of components. Deterioration of doors and windows can occur over time due to ageing of materials, general wear, and lack of maintenance. It is recommended that a qualified carpenter or suitably experienced handyman assess the affected doors and windows and carry out repairs, maintenance, or replacement of deteriorated components as required. Repairs should be carried out as deemed necessary.







Finding 2.16

Building: Main Building
Location: Front porch
Finding: Deteriorated Timber Front Porch Handrail
Information: The timber handrail to the front porch was found to be deteriorated at the time of inspection. Deterioration of external timber elements commonly occurs due to prolonged exposure to weather, moisture, and general ageing of the timber. Continued deterioration may affect the durability and safety of the handrail if not addressed. It is recommended that a qualified carpenter assess the handrail and carry out repairs or replacement of the deteriorated timber components as required. Repairs or replacement should be carried out as deemed necessary.





Finding 2.17

Building: Main Building

Location: External windows and doors

Finding: External Doors and Windows in Poor Condition

Information: The majority of the external doors and windows were found to be in poor condition at the time of inspection. Defects observed included wood rot and deteriorated paintwork to several components. Deterioration of external timber doors and windows commonly occurs due to prolonged exposure to weather, moisture, and general ageing of the materials. Continued deterioration may affect the durability and functionality of these elements if not addressed. It is recommended that a qualified carpenter assess the affected doors and windows and carry out repairs or replacement of deteriorated components as required. Repairs should be carried out as soon as possible.







Finding 2.18

Building: Main Building
Location: Eaves and fascia boards
Finding: Eaves and Fascia Boards in Poor Condition
Information: The eaves and fascia boards were found to be in poor condition at the time of inspection. Defects observed included missing sections, deteriorated paintwork, gaps, wood rot, and general wear to several areas. Deterioration of external timber elements commonly occurs due to prolonged exposure to weather, moisture, and ageing of the materials. Continued deterioration may allow moisture or pests to enter roof spaces and may lead to further damage if not addressed. It is recommended that a qualified carpenter assess the affected areas and carry out repairs or replacement of deteriorated components as required. Repairs should be carried out as deemed necessary.





Finding 2.19

Building: Main Building

Location: Roof

Finding: Iron Roof Cladding in Poor Condition

Information: The iron roof cladding was found to be in poor condition, with visible deterioration, corrosion, and general wear consistent with age and prolonged exposure to the elements. In plain terms, the metal roof sheets are worn and rusting in areas and may not provide reliable long-term weather protection. Possible causes include ageing of the material, weather exposure, inadequate maintenance, and deterioration of protective coatings. If not addressed, this condition may allow water ingress and further deterioration of surrounding building components. Preventative measures

include routine roof inspections and maintenance. Repairs or replacement of the affected roof cladding should be carried out by a licensed roofing contractor as soon as possible to prevent further damage to associated building materials.







Finding 2.20

Building:	Main Building
Location:	Subfloor
Finding:	Wood Rot Identified to Subfloor Timbers Around Bathroom Area
Information:	Wood rot was identified to subfloor timbers in the area around the bathroom, indicating deterioration of the timber likely associated with prolonged moisture exposure. Possible causes include past or ongoing plumbing leaks, poor ventilation to the subfloor, or moisture penetration from the bathroom area above. Deteriorated and moisture affected timbers are also considered conducive to termite attack. If left unaddressed, the damage may worsen and affect the structural performance of the affected timbers. Preventative measures include ensuring plumbing is watertight, improving subfloor ventilation, and maintaining adequate moisture control. Further assessment and repairs should be carried out by a licensed builder or appropriately qualified contractor as soon as possible to prevent further deterioration of the affected structural timbers.



Finding 2.21

Building: Garage

Location: All areas

Finding: Old Garage in Poor Condition

Information: The old garage was found to be in poor condition overall. Defects identified include deteriorated doors requiring replacement, large structural cracks in the concrete floor, deteriorated external cladding, rust to the roof cladding, and timber framing in direct contact with the ground. Possible causes include age, weather exposure, lack of maintenance, and ground movement contributing to cracking of the concrete slab. Timber elements in contact with the ground are considered conditions conducive to termite attack and timber decay. If left unaddressed, the condition of the structure may continue to deteriorate and could lead to further structural instability and damage to associated building materials. Preventative measures include maintaining adequate ground clearances to timber elements and carrying out routine maintenance to protect exposed materials. Further assessment and rectification works should be carried out by a licensed builder as soon as possible to prevent further deterioration of the structure.





Finding 2.22

Building:	Yard
Location:	Fences
Finding:	Timber Fences in Poor Condition
Information:	The timber fences around the property were found to be in poor condition, with visible deterioration consistent with age, weather exposure, and general wear. Possible causes include prolonged exposure to the elements, lack of maintenance, timber decay, and possible timber pest activity. If left unaddressed, the condition of the fencing may continue to deteriorate and sections may become unstable or fail. Preventative measures include routine maintenance, sealing or treating exposed timber, and ensuring adequate ground clearance to reduce moisture exposure.

Repairs or replacement of the affected fencing should be carried out by a fencing contractor or licensed builder at the as required prevent further deterioration.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Windows
Finding:	Aluminium Windows Will Not Stay Open
Information:	The aluminium windows throughout the building were found to be in fair condition at

the time of inspection; however, they would not remain open without being propped. This condition is commonly associated with worn or faulty window winders, hinges, or support mechanisms and is typical with windows of this age and type. It is recommended that a suitably experienced handyman or window specialist inspect the windows and carry out repairs or replacement of worn components as required to restore normal operation. Repairs should be carried out as deemed necessary.



Finding 3.02

Building: Main Building

Location: Laundry

Finding: Minor Cracks in Laundry Concrete Floor

Information: Minor cracks were identified in the laundry concrete floor at the time of inspection. Cracking of this nature can occur due to normal shrinkage of the concrete, minor ground movement, or ageing of the slab and is a common defect with concrete of this age. It is recommended that the affected area continue to be monitored and that a suitably experienced tradesperson carry out repairs if the cracking worsens. Repairs should be carried out as deemed necessary.



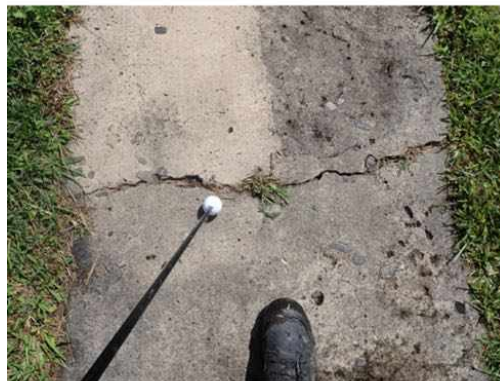
Finding 3.03

Building: Yard

Location: Front concrete path

Finding: Large Cracks in Front Concrete Path

Information: Large cracks were identified in the front concrete path. Possible causes include ground movement, shrinkage of the concrete over time, tree root movement, or inadequate original construction. Cracking of this nature is a common defect with concrete paths of this age. If left unaddressed, the cracking may worsen and could create a potential trip hazard and allow further deterioration of the concrete. Preventative measures include maintaining stable ground conditions and monitoring surrounding vegetation that may influence ground movement. Assessment and rectification works should be carried out by a licensed concreter or builder as required.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

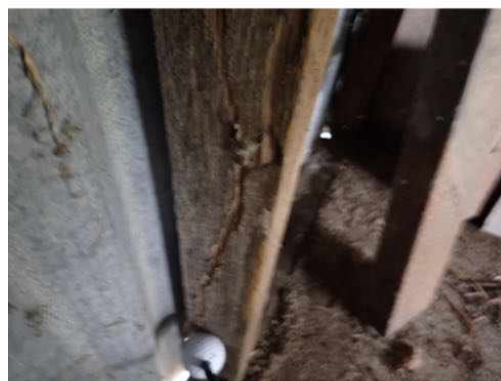
Building: Garage

Location: Framing

Finding: Minor Termite Damage to Timber Framing Within Old Garage

Information: Minor termite damage was identified to sections of the timber framing within the old

garage. Possible causes include past termite activity and the presence of conditions conducive to termite attack such as timber elements in contact with the ground and general deterioration of building materials. Although the damage appears minor at the time of inspection, concealed areas may contain additional damage that was not visible during the visual inspection. Preventative measures include removing conditions conducive to termite activity and implementing an appropriate termite management system. Further assessment and repairs should be carried out by a licensed builder and a qualified pest management professional as soon as possible to prevent further damage to associated building materials.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Subfloor and perimeter of building
Finding:	Conditions Conducive to Termite Attack Around Building and Subfloor Area
Information:	Multiple conditions conducive to termite attack were identified around the perimeter of the building and within the subfloor area and structure at the time of inspection. These conditions included timber in contact with the ground and low clearance and obstructions restricting inspection to the majority of the subfloor area. Such conditions may increase the risk of termite activity and can limit the ability to adequately inspect and monitor the subfloor structure. It is recommended that a licensed pest control specialist assess the building, address conducive conditions where possible, and implement an appropriate termite management and protection plan. This may include removing timber from ground contact and improving access and clearance within the subfloor area. Rectification and further assessment should be carried out as soon as possible.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: Water tank

Finding: Wood Rot to Timber Framing Supporting Water Tank

Information: Wood rot was identified to the timber framing supporting the water tank at the time of inspection. Deterioration of timber elements in this location is commonly associated with prolonged moisture exposure and may worsen if not addressed. Continued decay may reduce the strength and durability of the supporting structure. It is recommended

that a qualified carpenter or suitably experienced handyman assess the timber framing and carry out repairs or replacement of the deteriorated timber as required to maintain adequate support for the water tank. Repairs should be carried out as deemed necessary.



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

- Asbestos Inspector
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- Termite and Timber Pest Technician / Licensed Pest Controller

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

- At the time of inspection, the property was found to be in poor condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

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 area 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.







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 cm ² (Residential) or 10 micrograms/100 cm ² (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.