Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 23 Jan 2026

Property Address: 18/162 Kanahooka Rd, Kanahooka NSW 2530, Australia

Contents

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

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

Original Inspection Date:	Fri, 23 Jan 2026
Modified Date:	Sat, 24 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	18/162 Kanahooka Rd, Kanahooka NSW 2530, Australia
Client's Email Address:	
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: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, were after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is

designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

- You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

- Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play areas

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 Fair 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, Villa
Company or Strata title	Yes
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence, Party Walls, Pergola, Porch
Other Timber Bldg Elements	Internal Joinery, Patio, Doors, Door Frames, Porch / Patio, Skirting Boards, Deck, Architraves, Eaves, Floating Floor, Fascias, Window Frames
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer
Weather	Overcast

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.

- Gardens

- Fencing

- Exterior

- Roof Exterior - Part

- Roof Void - Part

- Interior

- Trees

- Timber Retaining Walls

- Posts

- 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.

- Ceiling Cavity - Part.

- Roof Exterior - Part

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

- Timber retaining walls due to obstructions.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Decking

- External finished ground level

- Duct work

- External concrete or paving

- Insulation

- Fixed ceilings

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Furniture

- No safe point from which to access roof exterior

- Proximity of perimeter fence to building

- Patio

- Overhanging vegetation

- Rugs

- Sarking

- Porch

- Stored items

- Unsafe to Access Roof - No Fall Protection System

- 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: **Medium**

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Garage
Finding:	Ceiling sagging - Garage
Information:	Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. This is a very common defect in carports due to their lack of insulation and or their susceptibility to moisture. Condensation builds up in the roof and rests on the plasterboard softening it somewhat which makes it more likely to sag and release from its fixing points. Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed. In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required. While damage is minimal at this stage a licensed plasterboard contractor should be appointed to repair the ceiling. Insulating the area could be a considered by the client once repaired.

Ceilings detached from joist throughout garage

Finding 1.02

Building:	Yard
Location:	Yard - Back
Finding:	Stairs - Missing
Information:	The stairs were found to be missing, creating a potential trip hazard for users of this area. According to normal building practices, all stairs should be measured and levelled to exact heights so as to prevent tripping. Consultation with a qualified carpenter as to the cost of potential solutions is recommended stairs for safe egress as soon as possible.

Steps required.

Potential slip hazard when wet

Finding 1.03

Building:	Main Building
Location:	Alfresco
Finding:	Electrical wires exposed
Information:	Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

Major Defect

Finding 2.01

Building:	Main Building
Location:	Roof Void
Finding:	Roof structure - Altered Conventional Framing
Information:	Alterations to the original conventional roof framing were observed within the roof void. The configuration of purlins, struts, and associated members is irregular and not consistent with typical or accepted construction practices for conventional roof structures. Several members appear to rely on ad-hoc packing, non-uniform bearing points, and interrupted load paths, which raises concern regarding the adequacy of structural support and long-term performance of the roof system. The extent and nature of these alterations indicate that the roof structure may not be performing as originally intended and may be subject to abnormal load transfer or localised overstressing of framing members. As this inspection was visual only and non-invasive, the full extent of the alterations and their structural implications could not be determined. Further assessment by a registered builder or a structural engineer experienced in conventional roof construction is recommended as a matter of priority to determine compliance, structural adequacy, and whether remedial works are required to reinstate the roof structure to an acceptable standard.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Kitchen, Dining Room, Lounge Room, Bedroom 3, Bedroom - Master
Finding:	Ceiling Defects – Poor Finishing and Localised Sagging
Information:	Visual inspection revealed several ceiling defects, including localised sagging, nail popping, and inconsistent flushing of join lines. Minor sagging across ceiling surfaces suggests that back-blocking may have been omitted or poorly executed during installation. Additionally, evidence of substandard patching and finishing was noted in areas where previous defects have been addressed, but not to an acceptable visual standard. Nail popping and poor join treatment, while generally not structural, can lead to further deterioration of ceiling linings if left unmanaged. These issues detract from the ceiling's appearance and may compromise the long-term durability of the plasterboard fixing. Rectification by a qualified plasterer is recommended. Works should include securing loose fixings, re-flushing affected joins, and applying back-blocking where necessary to stabilise the ceiling structure and improve the visual condition.

Finding 3.02

Building:	Main Building
Location:	Garage
Finding:	Man hole surround - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate). Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A carpenter or handyman should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.03

Building: Main Building

Location: Garage

Finding: Plasterboard - Damaged

Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A plasterer or general handy person should be appointed to repair or replace the affected building element prior to any subsequent damage being caused followed by a painter.

Finding 3.04

Building: Main Building

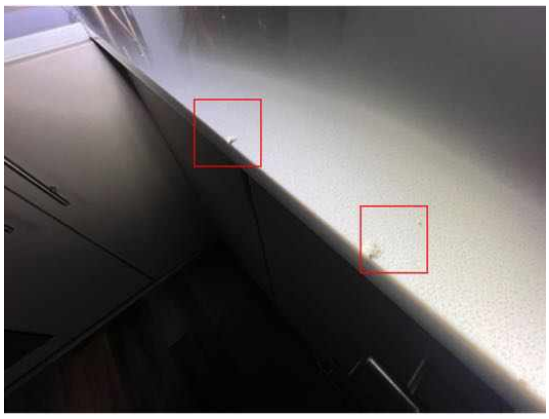
Location: Kitchen

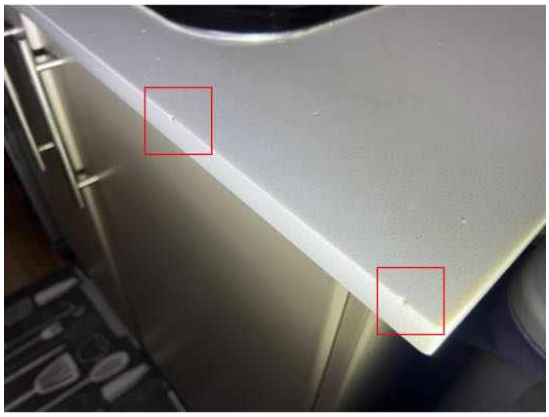
Finding: Stone Benchtop – Chips to Surface

Information: Several visible chips were identified to the surface of the stone benchtop. This type of damage is typically the result of excessive impact, point loading, or internal stress within the material.

Chipping may compromise both the appearance and integrity of the benchtop and could worsen over time with ongoing use or exposure to temperature fluctuations.

Assessment by a qualified stone or cabinetry specialist is recommended to determine whether repair or replacement is necessary.





Finding 3.05

Building:	Main Building
Location:	Kitchen
Finding:	Stone Benchtop - join Separation/Deterioration
Information:	The stone benchtop joints were observed to have separated and deteriorated at the time of inspection. This is commonly caused by natural movement, thermal expansion and contraction, or substandard installation. If left unmanaged, gaps in the benchtop joints may allow moisture ingress, leading to further deterioration, potential bacterial growth, and compromising the integrity and appearance of the surface. It is recommended that a qualified stonemason or benchtop specialist be engaged to assess and repair the affected joints to restore functionality and durability.

Finding 3.06

Building:	Main Building
Location:	Kitchen
Finding:	Joinery Doors - Binding
Information:	Binding of joinery doors is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the adjacent joinery. A door that binds may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges. Recommend a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.07

Building: Main Building

Location: Kitchen, Laundry

Finding: Sealant - degraded

Information: It was noted on inspection that sealant or grout is degraded to this area.

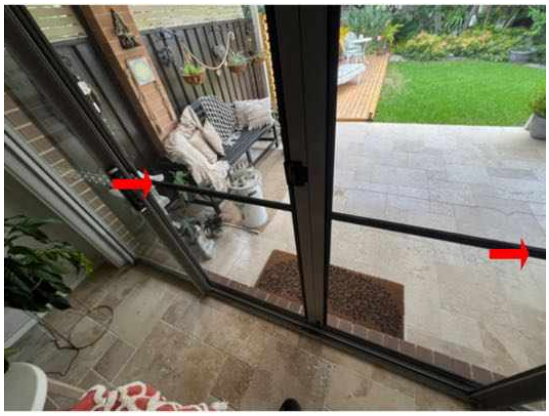
Different materials move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

Finding 3.08

Building:	Main Building
Location:	Lounge Room
Finding:	Sliding Flyscreens - No Stop to Track
Information:	The sliding flyscreens were observed to travel beyond the centre of the opening in both directions due to the absence of a stop or angle to the track or stile. As a result, the screens do not align or stop correctly within the opening.
	This condition restricts effective use of the flyscreens and detracts from their intended function. Uncontrolled travel may also contribute to increased wear to the tracks, frames, or screen panels over time.
	It is recommended that a licensed carpenter or window installer assess the flyscreen track arrangement and install appropriate stops or restraints to allow correct alignment and operation.



Finding 3.09

Building:	Main Building
Location:	Hallway
Finding:	Wall - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

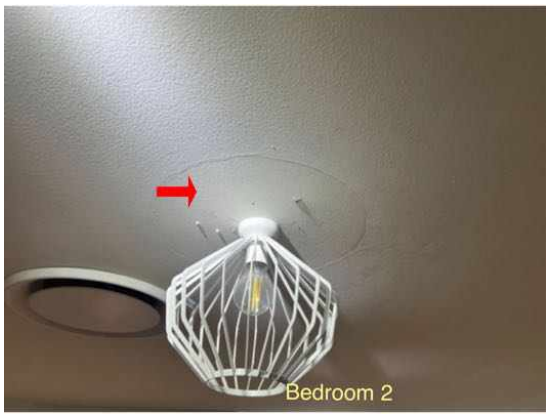
It is highly recommended that a licensed plasterboard contractor should be appointed to repair the wall. To ensure the safety of the area and the longevity of all associated building elements.

Finding 3.10

Building:	Main Building
Location:	Bedroom 3, Bedroom 2
Finding:	Ceiling - Incomplete or substandard works
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a licensed plasterboard contractor and or painter should be appointed to repair the ceiling. To ensure the safety of the area and the longevity of all associated building elements.



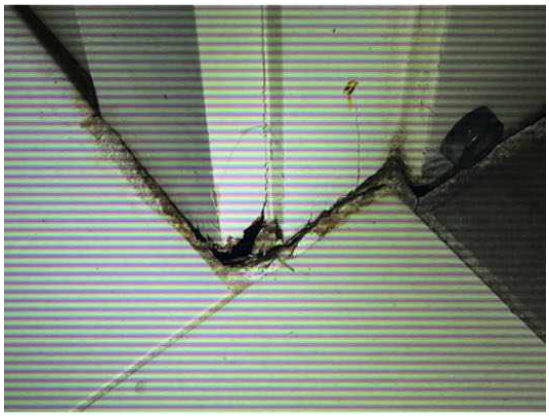
Finding 3.11

Building:	Main Building
Location:	Laundry
Finding:	Door Jamb – Water Damage
Information:	Water damage was observed to the base of the door jamb in this area. This type of defect is typically caused by moisture exposure from wet areas, inadequate sealing, or failed waterproofing at adjoining tiled surfaces.

If left unmanaged, water ingress may result in swelling, decay, or deterioration of the timber, potentially affecting the operation of the door and compromising surrounding finishes.

It is recommended that a qualified carpenter or builder assess the extent of damage and carry out repairs or replacement of the affected section as required. Improved

sealing or waterproofing should also be considered to minimise recurrence.



Finding 3.12

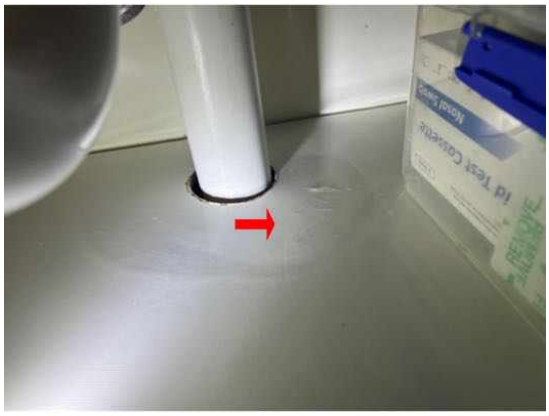
Building:	Main Building
Location:	Bathroom
Finding:	Tap - Water hammer
Information:	This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged. A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.13

Building:	Main Building
Location:	Bathroom
Finding:	Swelling of Material - exposed to moisture
Information:	Swelling of building materials was observed, indicating prolonged exposure to moisture from leaks or direct water contact. This swelling typically occurs in materials like timber, MDF, or particleboard, which absorb moisture and expand, leading to deformation.

Swollen materials can compromise the structural integrity of the affected area, potentially leading to further damage, such as warping, cracking, or weakening of the surrounding framework. Continued exposure to moisture may result in mold growth, wood rot, or further deterioration if not addressed. Aesthetic issues may arise, reducing the overall quality and finish of the building elements.

Engage a licensed plumber to identify and rectify the source of the leak or moisture ingress. Replace or repair all affected building materials that have suffered swelling or deformation. This work should be carried out by a qualified carpenter. Monitor the repaired areas to ensure no further swelling occurs.



Finding 3.14

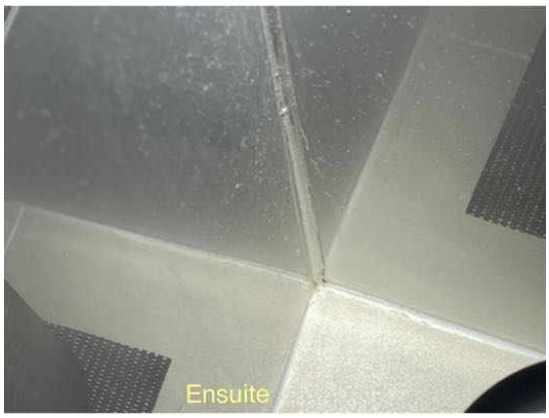
Building:	Main Building
Location:	Bathroom, Ensuite
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

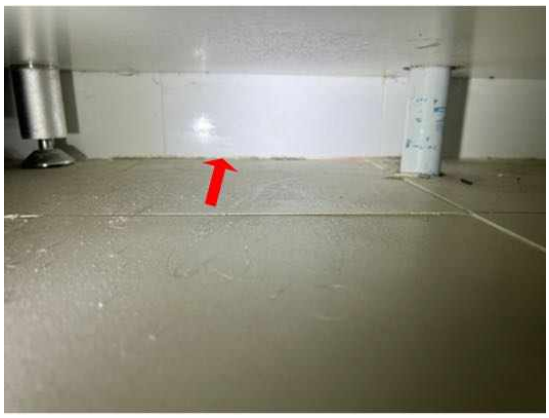
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



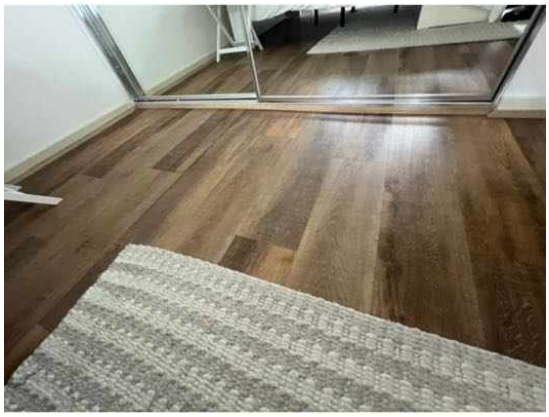


Finding 3.15

Building:	Main Building
Location:	Bedroom 2
Finding:	Flooring - Uneven on slab
Information:	The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate the floor installed over a concrete slab is not level, showing noticeable unevenness across the surface.
	An unlevel floor can create aesthetic issues, such as visible gaps between boards and uneven transitions at doorways, which detracts from the overall appearance. Functional problems may arise, including difficulty in closing doors, improper furniture placement, and increased wear on floor finishes. Significant unevenness may indicate

underlying issues with the concrete slab, such as settling, moisture problems, or inadequate preparation during installation, which could compromise the integrity of the flooring system.

Consult a Flooring specialist or a registered builder to assess the extent of the unevenness and determine the underlying causes.

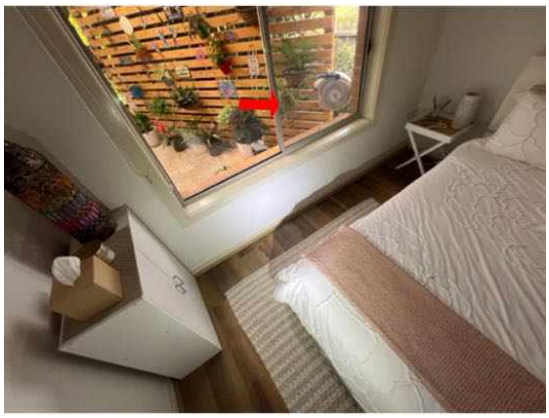


Finding 3.16

Building:	Main Building
Location:	Bedroom 2, Bedroom - Master
Finding:	Window service recommended
Information:	Some windows throughout the property were found not to be fully operational. This may be due to the fact that they did not open, stiff to open, did not stay open or were binding at time of inspection. A window service is recommended.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

A competent general handyman or carpenter may be engaged at the clients discretion.



Finding 3.17

Building:	Main Building
Location:	Bedroom - Master
Finding:	Door Handle - Loose (minor)
Information:	The door handle in this area was identified as loose at the time of inspection. A loose door handle can impede the proper operation of the door and, if left unattended, may lead to further deterioration or damage to the associated door structure.
	This defect is typically caused by wear and tear, insufficient fixing, or deterioration of the handle's components.
	It is recommended that a qualified carpenter or general handyperson be appointed to secure or replace the handle to restore its functionality and ensure proper operation.

Finding 3.18

Building:	Main Building
Location:	Ensuite
Finding:	Door – Jammed and Inoperable
Information:	The door in this area was found to be jammed shut and could not be opened at the time of inspection. This may be due to misalignment, swelling from moisture, frame distortion, or obstruction within the door frame.
	Jammed doors restrict access and may present a safety issue in the event of an emergency. They can also indicate underlying structural or moisture-related issues affecting the building envelope.
	A licensed carpenter or general handyman should be appointed to assess the cause of the jamming and undertake any necessary adjustments or repairs to restore proper function.

Finding 3.19

Building:	Main Building
Location:	Ensuite
Finding:	Water staining - sink cabinetry
Information:	A water staining was observed to the cabinetry beneath the sink at the time of inspection. Water staining in this area is generally indicative of a previous or active leak from plumbing fixtures, waste connections, or sealant deterioration around the sink junction. If left unmanaged, persistent moisture can lead to material deterioration, mould growth, and potential damage to adjacent cabinetry or flooring. It is advised that a licensed plumber be engaged to inspect the area, determine if an active leak is present, and undertake any necessary rectification works.

Finding 3.20

Building:	Main Building
Location:	Ensuite
Finding:	Shower rail - Loose
Information:	The shower rail was observed to be loose at its connection to the wall at the time of inspection. This condition is commonly caused by poor installation, deterioration of sealant, or movement in the fixture over time.

A shower rail may lead to water leakage behind the wall, potentially causing moisture damage and deterioration of associated building elements if left unmanaged.

It is recommended that a licensed plumber be engaged to assess and properly secure the spout to prevent further movement and potential water ingress.

Finding 3.21

Building:	Main Building
Location:	Ensuite
Finding:	Shower base - Water pooling
Information:	Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.

Finding 3.22

Building:	Main Building
Location:	Ensuite
Finding:	Moisture in Shower
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Consultation with a qualified plumber or bathroom specialist is advised to identify the cause of damp and to perform remedial works as required.

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

Finding 3.23

Building:	Main Building
Location:	Roof Void
Finding:	Evidence of Vermin
Information:	Evidence of pests or rodents faeces and carcass in the roof space at time of inspection. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents cannot enter the roof space as easily.

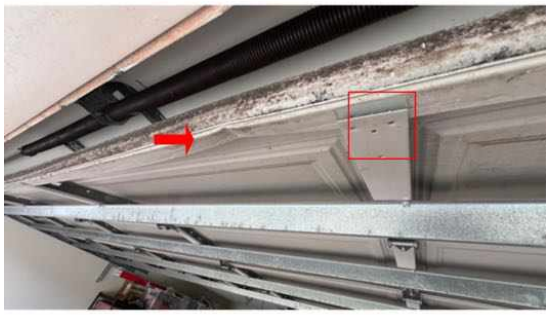
Finding 3.24

Building:	Main Building
Location:	Garage
Finding:	Garage door - Superficial markings
Information:	The garage roller door has a number of marks and dents likely to have resulted from impact damage be it accidental or deliberate impact at sometime.

Garage roller doors can fail when the building materials have aged but may be indicative of impact damage (accidental or deliberate). While superficial markings detract from the aesthetics of the building element, the functionality has not been hindered in any way.

Repair and/or replacement of the two garage doors would improve the condition of the garage but certainly not an urgent item

A qualified roller door installer or supplier should be engaged to check out the operation and overall condition of the doors to determine if repair is an option otherwise replacement may need to be considered.



Finding 3.25

Building:	Main Building
Location:	Garage
Finding:	Brickwork - voids/holes in mortar
Information:	Small voids or holes were identified in the mortar beds between bricks at the time of inspection. These imperfections are often the result of incomplete filling during construction or minor deterioration over time.

While currently minor, such voids can allow water ingress and contribute to damp conditions within the wall cavity. Over time, this may lead to secondary defects such as mortar erosion, brick movement, or even pest entry in severe cases.

It is recommended that a qualified bricklayer or mason be engaged to repoint the

affected areas, ensuring the mortar beds are properly sealed to maintain the integrity and weatherproofing of the brickwork.

Finding 3.26

Building: Main Building
Location: Garage
Finding: Brickwork - Damaged
Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A bricklayer should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.

Finding 3.27

Building: Main Building
Location: Porch

Finding: Timber - exposed to weather

Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.

Finding 3.28

Building: Main Building

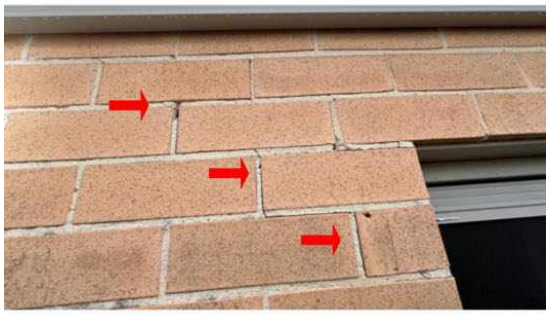
Location: Exterior walls - front, right side

Finding: Brickwork - Cracking [Fine]

Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

Always contact a building inspector should cracks widen lengthen or become more numerous.



Finding 3.29

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Paint finish - Incomplete
Information:	The paint finish in this area was identified as being incomplete at the time of inspection.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

Finding 3.30

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Gate - Binding/jamming
Information:	Binding and/or jamming of this gate is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements. A gate that binds to paving or to the associated gate frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges. For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

Finding 3.31

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)
Information:	Gaps in the slab were identified in external concrete paving. Gaps in the slab are

significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged, such as the creation of a trip hazard.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Gaps in the concrete paving may also have a more significant structural cause, such as subsidence of soils.

Where gaps in the concrete paving are adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.

Detached from wall considerably

Finding 3.32

Building:	Yard
Location:	Exterior walls - right side
Finding:	Timber Retaining - leaning
Information:	The timber retaining wall in this area was found to be defective at the time of inspection, with visible leaning noted. Generally, defective retaining walls are caused by poor original design, material selection, or construction practices. Deterioration of timber retaining walls may also result from ground movement, poor site drainage, unmanaged stormwater flows, or additional loading from retained soil, gardens, or vegetation located behind the wall.

While the retaining wall is less than approximately 400mm in height, which limits the overall risk, continued movement or deterioration may lead to further destabilisation over time. Where timber retaining walls rot or decay, an environment may also be created that is conducive to termite and pest infestation.

It is recommended that a registered builder or landscaper assess the timber retainer and undertake rectification as required to restore alignment and stability.

Finding 3.33

Building:	Yard
Location:	Exterior walls - right side
Finding:	Retainer - Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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

necessary step in protecting surrounding building elements from such deterioration.

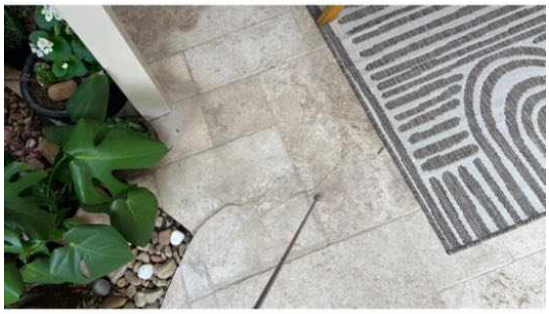
A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.

Finding 3.34

Building:	Yard
Location:	Alfresco
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



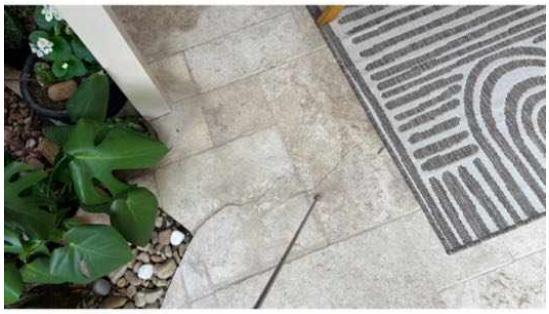
Finding 3.35

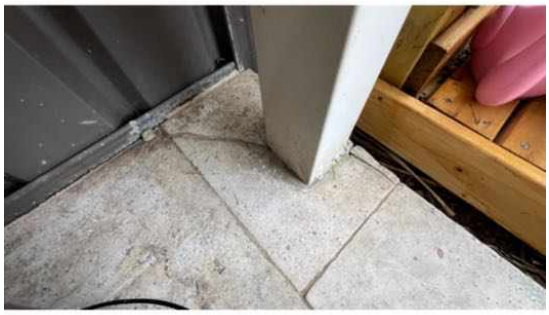
Building:	Yard
Location:	Alfresco
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.





Finding 3.36

Building:	Yard
Location:	Alfresco
Finding:	Tiling – Linear Cracking
Information:	A long, linear crack was observed through the tiled surface within the alfresco area. The cracking follows a consistent line and the surrounding tiles present with a rough and uneven finish.

Cracking of this nature is commonly associated with inadequate provision for movement, such as the absence or ineffective placement of expansion joints, and may also be influenced by movement or irregularities within the underlying substrate. Where tiled surfaces are unable to accommodate thermal or structural movement,

stresses are transferred to the tiles, resulting in cracking.

If left unmanaged, further cracking or loss of tile adhesion may occur over time, particularly in exposed external areas subject to temperature variation and moisture.

It is recommended that a licensed tiler assess the extent of cracking and the adequacy of movement joints and substrate conditions to determine appropriate rectification.

Finding 3.37

Building:	Yard
Location:	Alfresco
Finding:	Expansion Joint – Incomplete
Information:	An expansion joint was identified with foam backing material in place but no evidence of flexible sealant having been applied over the joint. Expansion joints are intended to accommodate movement while preventing moisture ingress, pest entry, and air leakage.

Where only backing rod is installed without a compatible sealant, the joint remains incomplete and may not perform as intended over time.

The client should engage a qualified sealant contractor or experienced handyman to assess and complete the sealing of the joint where necessary.

Finding 3.38

Building:	Yard
Location:	Alfresco
Finding:	Brickwork - Efflorescence
Information:	Efflorescence appears to be affecting the brickwork, concrete or tiles in this area. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

Finding 3.39

Building: Yard

Location: Alfresco

Finding: Downpipe - Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

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

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.

Finding 3.40

Building: Yard

Location: Deck

Finding: Timber Deck - Bouncy Surface.

Information: The timber deck was identified as being bouncy at the time of inspection. A bouncy deck surface generally presents as noticeable movement or flexing when walked upon, creaking noises, or movement of surrounding furniture and fixtures.

Bouncy boards likely due to insufficient thickness, excessive spacing of joists, or material deterioration. It also typically indicates that the deck boards or subframe structures are inadequately secured to the supporting joists or bearers. It may also result from gaps between the subframe and support posts, which require packing.

A registered builder, licensed carpenter or deck specialist should be engaged to assess and rectify the issue to ensure the deck's stability and longevity.

Finding 3.41

Building: Main Building

Location: Pergola

Finding: Roof plumbing - Flashing inadequate

Information: Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.

Finding 3.42

Building:	Main Building
Location:	Pergola
Finding:	Roof plumbing - Insufficient capacity
Information:	It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter. If left unmanaged, the excess moisture in this areas may allow the formation and development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment. Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.

Finding 3.43

Building:	Main Building
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

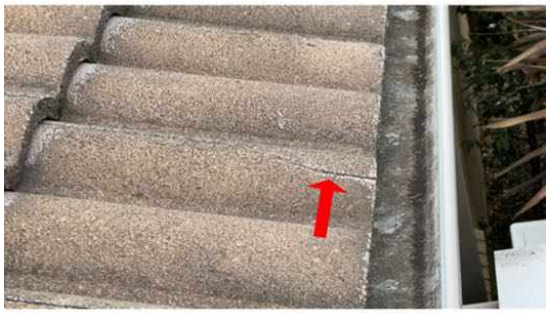
Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

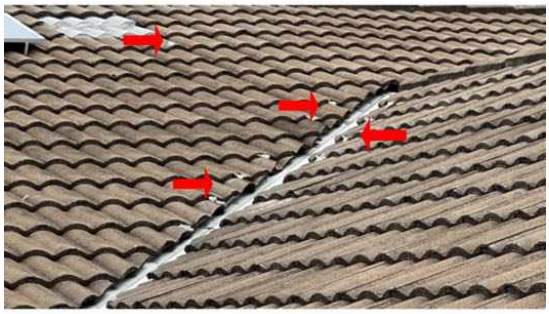
Finding 3.44

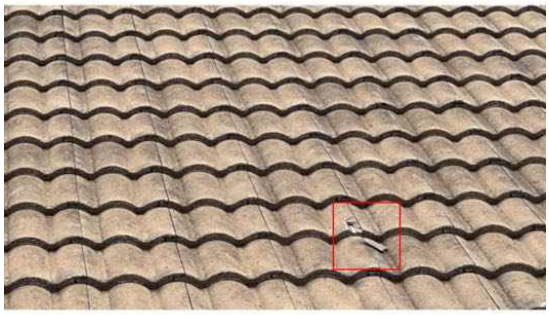
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken
Information:	Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.







Finding 3.45

Building:	Main Building
Location:	Roof Exterior, Pergola
Finding:	Polycarbonate sheeting - Damaged
Information:	The polycarbonate sheeting has deteriorated as a result of exposure to weather conditions over a prolonged period of time. Exposure to elements, such as heavy rain and hailstorms, is likely to damage polycarbonate sheeting, which is not as strong as other roof coverings.
	Further deterioration of the polycarbonate sheeting is likely to occur if left unmanaged. Such deterioration creates potential for water penetration and secondary damage to the internal roofing structure, accelerating deterioration of all associated building elements.
	Repair and replacement of several sections of the sheeting is required. Appointment of a roofing restorer is required to perform these works as soon as possible to prevent any further damage being sustained.

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:	Meter Box
Finding:	Termite Management System - no Durable Notice
Information:	If a property has a history of termite activity, records or details related to previous treatments are essential in determining whether the applied measures were appropriate. A Durable Notice or Notice of Application serves as a record of past termite management and is typically located in the meter box, subfloor joist, or kitchen cupboard. These notices provide important information for determining future pest management strategies. At the time of inspection, no Durable Notice was identified, and there was no evidence to suggest that a termite management system had been installed or that preventative treatments had taken place. In the absence of a recorded termite barrier, the property remains susceptible to potential termite attack on timber building elements. It is recommended that the purchaser make further inquiries with the vendor regarding any past termite treatments or history of termite activity at the property, including any treatments applied to trees on-site. Additionally, consultation with a licensed pest controller is advised to assess the feasibility and cost of installing a post-construction chemical termite barrier. If a termite management system is installed, a Durable Notice should be placed in the switchboard unit or another accessible location to indicate the type of barrier in place and its maintenance requirements.

Finding 6.02

Building:	Main Building
Location:	Ensuite
Finding:	Moisture in Shower (Photos shown in previous defect section)
Information:	Moisture is evident behind the tiles to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Consultation with a qualified plumber or bathroom specialist is advised to identify the cause of damp and to perform remedial works as required.

Please note, the moisture meter used operates on the principle of electrical impedance, generating a low-frequency alternating electric field between its electrodes. The instrument measures moisture content within the material at a maximum depth of 19mm below the surface, rather than on the surface itself.

As a result, surface moisture such as residual water on shower tiles does not influence the reading, ensuring that the measurement reflects subsurface moisture levels within the building material, not superficial wetness.

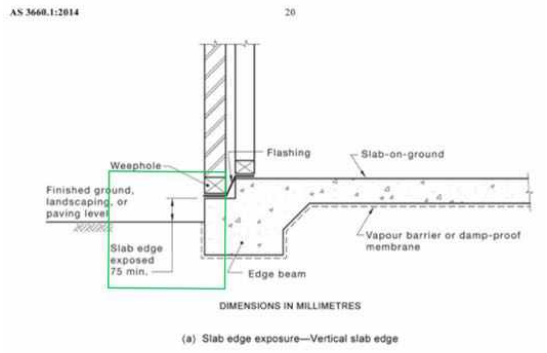
Finding 6.03

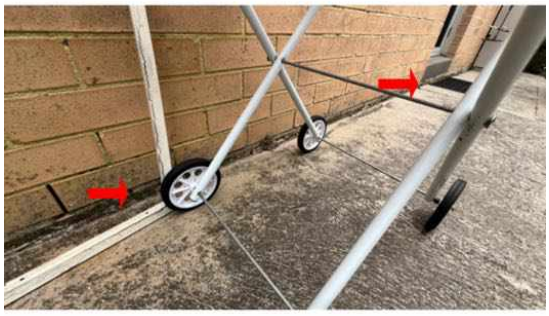
Building:	Main Building
Location:	All External Areas
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between

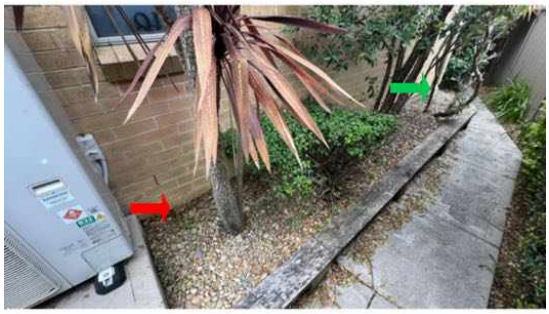
the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.







Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Bridging or breaching of termite barriers - weep holes
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed in all areas throughout the external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.

Finding 6.05

Building: Main Building

Location: Porch, Alfresco

Finding: Post (hollow) - Concealed Entry

Information: Posts extending from the ground to the structure without a visible inspection zone create a potential bridging point for concealed termite entry. Where posts are suspected to be hollow, the risk is increased due to the inability to visually inspect internal cavities.

These conditions may allow termites to bypass barriers undetected and gain access to the structure. Further investigation by a licensed timber pest technician is recommended to assess the risk and implement appropriate termite management strategies.

Finding 6.06

Building: Main Building

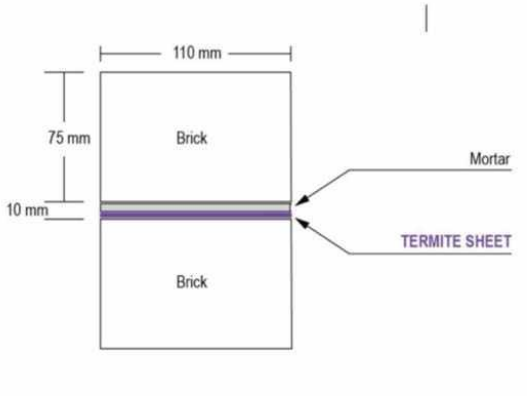
Location: Porch, Alfresco

Finding: Bridging of termite barrier - brick piers.

Information: Brick pier that are attached from ground to structure without a visible inspection zone (barrier 75mm AFL) causes a bridging point. Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

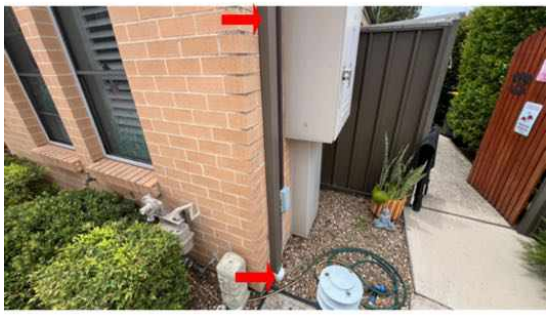


Finding 6.07

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Attachments to Buildings.
Information:	Bridging occurs when items against a building provide a concealed entry point for termites into the building or by passing around a termite management system.

Where any part of an attachment to a building is not isolated and is not provided with a clear gap of not less than 25mm from the building, bridging occurs. Attachments to buildings such as hot water services, downpipes, verandahs, decks, steps, fences, service conduits and the like provide the opportunity for concealed entry.

Building attachments of this nature need to be frequently inspected for termite activity by a qualified inspector



Finding 6.08

Building:	Main Building
Location:	Pergola
Finding:	Roof plumbing - Insufficient capacity (Photos shown in previous defect section)
Information:	It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter.

If left unmanaged, the excess moisture in this areas may allow the formation and development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment.

Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.

Finding 6.09

Building:	Main Building
Location:	Exterior walls - right side

Finding: HWS Overflow - Not Connected

Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.

Finding 6.10

Building: Main Building

Location: All External Areas

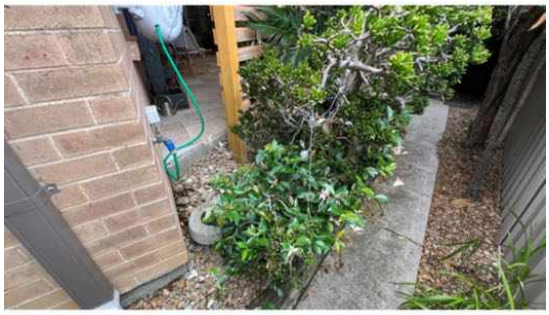
Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were observed around the perimeter of the building, obstructing visual inspection of lower wall areas and providing potential concealed termite entry points.

Raised soil levels and retained moisture from watering can allow termites to access wall cavities or weep holes undetected, while timber edging materials may further encourage activity.

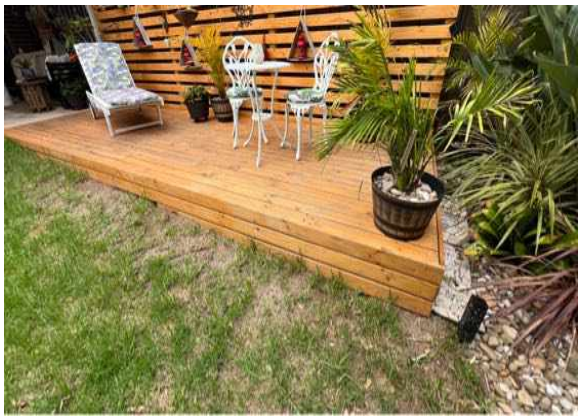
It is recommended that garden beds be reduced or cleared from the building perimeter, or that regular timber pest inspections be carried out in accordance with AS 4349.3 or AS 3660.2 to monitor risk.






Finding 6.11

Building:	Yard
Location:	Deck
Finding:	Deck - In ground contact
Information:	Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.12

Building:	Yard
Location:	Yard - Back
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.

Finding 6.13

Building:	Yard
Location:	The Site
Finding:	Timber Pest Risk – Trees Within 50m of Dwelling
Information:	Mature trees were identified within 50 metres of the dwelling. The presence of trees in close proximity to the structure increases the risk of termite activity, as trees provide a

natural food source and nesting environment for termites. Tree roots can also contribute to excessive moisture retention in the soil, creating conducive conditions for timber pest activity.

Regular monitoring for signs of termite activity is advised. A licensed pest inspector should be engaged to assess the area and provide further recommendations on risk mitigation and management.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Yard
Location:	Laundry, Porch, Retainer, Back Yard
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are

exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

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 Bricklayer

- Licensed Electrician

- As identified in summary and defect statements

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Structural Engineer

- 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

- BUILDING
The building when compared to others of similar age and construction at the time of inspection, is in the condition stated in Section A - Overall Condition (Building) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Building).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

All room numbers are labeled from right to left as walking through the property from the front door through each level.

Please be aware that limitation's did affect the inspection and areas like low clearance, insulation, mechanical ventilation, ducting, stored items, garden vegetation, meant that some areas was obstructed.

It is recommended that all minor defects along with any maintinance advise provided are actioned to prevent theses defects from escalating into major defects or safety hazards.

The building compared to others of a similar built of age of construction appears to be mostly in FAIR condition. It does however have maintenance issues that will require attention and remedial maintenance.

Please note the following key items;

- ceiling sagging detached from joist to garage
- alfresco to side path, stairs were found to be missing, creating a potential trip hazard
- Exposed electrical wiring represents a potential safety hazard
- Altered roof framing, not typical or accepted construction practices for roof structure support, urgent attention by engineer or builder.

Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Note that if the baths, showers, toilets , vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a prepurchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

-TIMBER PEST
The building when compared to others of similar age is in is in the condition stated in Section A - Overall Condition (Timber Pest) and risk rating of unidentifiable defects is stated in Section C Accessibility - Undetected defect risk (Timber Pest).

Obstructions were present as stated in Section C Accessibility - Obstructions and Limitations.

There are areas that are conducive to timber pest attack and should be monitored on regular basis.

A Timber Pest Management Plan should be implemented and maintained for this property by engaging a Pest Management Technician. Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

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

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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

ADDITIONAL INVASIVE AND NON INVASIVE TESTS
These tests involve the use of limited invasive techniques or additional specialist equipment intended to allow assessment of building components or areas not accessible or not covered by a Standard Timber Pest Inspection. Recommendations for additional tests are often as the result of a Standard Timber Pest Inspection and for this reason, additional tests would usually be carried out following a Standard Timber Pest Inspection. Additional specialist tests (special purpose reports) include but are not limited to: thermal imaging; movement detectors (TermatracTM); viewing devices (borescope); termite detection dogs; removal or drilling of building components.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

AS ALL DEFECT ARE NOT LISTED IN THE SUMMARY, IT IS IMPORTANT TO READ EVERY DEFECT IN THE REPORT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

For further information, advice and clarification please contact Richie Reinikka on: 0438 465 646

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Brickwork - Overhang to Slab Edge
Information:	Sections of external brickwork were observed to overhang the edge of the supporting concrete slab. This condition indicates that portions of the masonry are not fully supported by the slab below. Brickwork with inadequate bearing support is more susceptible to cracking, movement, and long-term deterioration, particularly where exposure to moisture or ground movement is present. Reduced support may also compromise the durability and stability of the affected masonry over time. It is recommended that a registered builder or bricklayer assess the extent of the overhang and determine whether rectification or support works are required to ensure the brickwork is adequately supported.

Noted Item

Building: Main Building
Location: Pergola
Finding: Additional structure - Non-compliant
Information: The additional structure that has been affixed to this area of the dwelling does not appear to comply with contemporary building practices and current Australian Standards. While the structure does not currently appear to be unsafe, compliance with such standards ensures the structural integrity of the main dwelling and abutting addition.

As building standards have not been followed, this area provides a heightened risk of the development of building defects. The structural integrity of the area may have been compromised, which creates potential for the development or presence of major safety issues.

It is highly recommended that any planned repair, remodeling or demolition works be carried out by registered builders. Such works may be necessary in the short-term future to ensure the safety and functionality of the area.

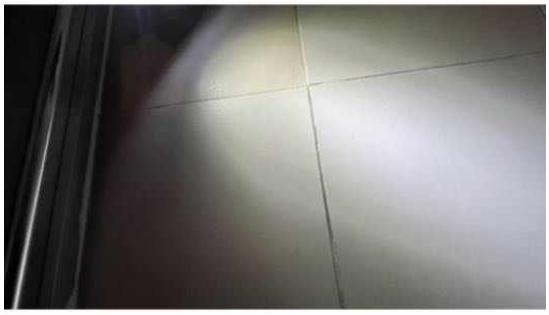
Noted Item

Building: Main Building
Location: Ensuite
Finding: Installation - substandard or incomplete

Information:

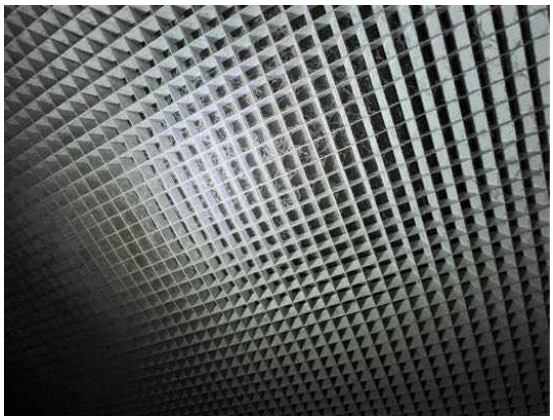
The installation of this building element appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.



Noted Item

Building:	Main Building
Location:	Kitchen (Hallway)
Finding:	Air Conditioning Return Grille – Dirty / Blocked
Information:	The air conditioning return grille was observed to be dirty and obstructed by a buildup of dust and lint. Blocked or dirty return grilles can reduce airflow efficiency, place strain on the system, and contribute to reduced air quality within the dwelling. Cleaning of the grille and replacement or cleaning of the air filter behind it is recommended as part of regular maintenance. Ongoing cleaning should be carried out in accordance with the manufacturer's maintenance guidelines to maintain system performance and efficiency.



Noted Item

Building:	Main Building
Location:	Garage
Finding:	Cracking - Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Noted Item

Building:	Main Building
Location:	Bedroom 3
Finding:	Windows - restricted access
Information:	Windows were noted as locked at the time of inspection, restricting the ability to assess their operation and condition. This may be due to key locking, stored items, furniture, or window treatments obstructing access, but is not limited to these reasons. Once access is available, it is recommended that all windows be reassessed for functionality, sealing, and general condition.

Noted Item

Building:	Yard
Location:	Yard - Side
Finding:	Additional Photos - Drains
Information:	Additional photos are provided for your general reference - Large drains

Noted Item

Building: Main Building
Location:
Finding: FYI - Obstructions and Limitations
Information: Obstructions can hide an array of defects and should be removed where possible to allow full inspection to be carried out. List of obstructions can be found in section C Accessibility - Obstructions and Limitations.

These are typically like ceiling and wall linings, Built-in-Cabinetry, Floor covering, Furniture, Insulation etc. Photos can be seen in additional photos section.

It is noted that the presence of obstructions can never be fully removed. While we are able to remove some of these obstructions in vacant properties, there are others such as the lining of walls, low pitch roofs, insulation, and flooring that can never be fully removed, as it is not financially viable.

As a result, there will always be some risk present due to these types of obstructions.

It is important to be aware of this when considering the purchase of the property.

Noted Item

Building: Main Building
Location:
Finding: Plumbing and Electrical - Outside of the scope of this inspection
Information: Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arranges to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance

for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

Noted Item

Building: Main Building
Location:
Finding: FYI - Taps, drainage and toilets tested
Information: Taps, drainage and toilets were checked for water flow and drainage was checked for leakage.

Unless identified in a seperate defect, no remedial work apears to be required on these items at the time of the inspection.

Photos may be shown in additional photos section.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.

Noted Item

Building: Main Building
Location:
Finding: FYI - Windows and doors were tested for operations
Information: Windows and doors were tested during the inspection. Some windows and doors were locked and/or affected by obstructions. Those that could be tested appeared to operate as intended at the time of the inspection.

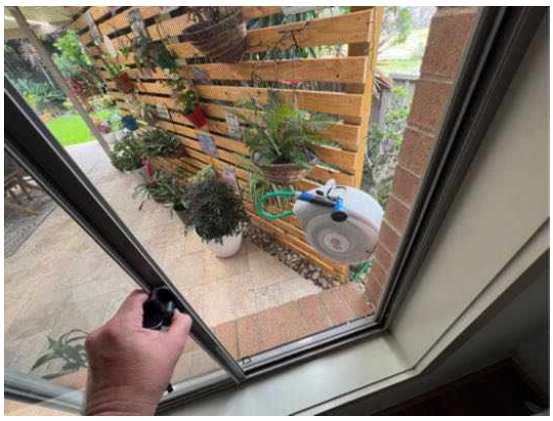
Unless identified in a seperate items, no rememedial work is required on these items.

Photos may be shown in additional photos section.

Noted Item

Building: Main Building
Location:
Finding: FYI - Additional Photos
Information: Additional photos are provided for your general reference and may include obstructions, testing of water & windows, moisture readings or minor maintenance items.


LAUNDRY

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BUTT









Behind air con unit

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.