Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 13 Monti Place, North Richmond NSW 2754

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, 27 Mar 2026
Modified Date:	Sat, 28 Mar 2026

The Parties

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Name of the Principal(If Applicable):	
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Special conditions or instructions

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

The following apply: Important Pre-Report Requirements

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

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

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

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Consult a qualified termite specialist for installation options, costs, and advice.
• Recommend obtaining records and maintenance history from the previous owner.

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

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✔	
Major Defect	✔	
Minor Defect	✔	
Live Timber Pest Activity		✔
Timber Pest Damage		✔
Conditions Conducive to Timber Pest Activity	✔	
Evidence of fungal decay activity and/or damage	✔	
Evidence of wood borer activity and/or damage		✔
Evidence of a previous termite management program		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Fence - Fabricated Metal Fence, Pool
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards
Roof	Pitched, 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.

- Exterior

- Fencing

- Interior

- Landscaping Timbers

- Outbuildings

- Roof Exterior

- Roof Void - Part

- Timber Retaining Walls

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

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

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Debris in gutters

- External concrete or paving

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Roof framing - not trafficable

- Sarking

- Vegetation

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Yard
Location:	Pool Area
Finding:	Safety Hazard – Defective Pool Gates.
Information:	Observation:

During the inspection, it was noted that the pool gates appeared to be defective and may not comply with current pool safety standards.

Important Note:

This inspection excludes assessment of the pool structure, associated equipment, and pool surrounds, including compliance with pool barrier regulations.

Implications:

Defective or non-compliant pool gates can pose a serious safety risk, particularly to children, and may result in non-compliance with local council regulations and relevant pool safety legislation.

Recommendation:

• It is strongly recommended that a licensed pool safety inspector be engaged to conduct a comprehensive inspection of:

• The pool gates and barriers

• The pool structure

• All associated equipment and surrounds

• Any identified safety or compliance issues should be rectified without delay to ensure the area meets current safety requirements and minimises risk.

Finding 1.02

Building:	Yard
Location:	Yard - Front
Finding:	Safety Hazard - Landscaping stairs missing
Information:	Observation:

At the time of inspection, the stairs previously providing access from the front yard landscaping to the dwelling were found to be missing and not replaced. A change in level was present in this location, creating an abrupt drop toward the dwelling. Evidence of deterioration to the original stair structure was also noted, including timber decay consistent with fungal rot and missing or failed treads.

Implication:

The absence of a compliant stair structure presents a safety hazard, with an increased risk of trip or fall when accessing the property. The observed deterioration indicates the previous installation had reached the end of its serviceable life, likely due to prolonged exposure to moisture and environmental conditions. While not structurally critical to the dwelling, the condition detracts from safe and practical access.

Recommendation:

It is recommended that a suitably qualified contractor install new compliant stairs to reinstate safe access. Any replacement should incorporate durable, weather-resistant materials and appropriate construction methods to reduce the likelihood of premature deterioration. Ongoing maintenance should be carried out to preserve serviceability.

Limitations:

Assessment was limited to visual inspection only. No invasive investigation or load testing of the surrounding ground or remaining structural elements was undertaken.

Finding 1.03

Building: Main Building
Location: All Internal Areas
Finding: Safety Hazard – Electrical Fittings
Information: Observation:

At the time of inspection, a number of light switches and power outlets throughout the dwelling were observed to be loose, displaced, or removed, with sections of exposed wiring visible. The property was noted to be in poor overall condition and unoccupied at the time of inspection. Based on the presentation, it is suspected that the fittings have been intentionally removed, possibly for testing or inspection purposes, rather than as a result of general wear and tear.

Implication:

Regardless of the cause, exposed wiring and incomplete electrical fittings present a significant safety hazard. There is an increased risk of electric shock, short circuiting, and potential fire hazards if the system is energised. The condition also indicates that the electrical installation may be incomplete or not in a safe, serviceable state for occupation.

Recommendation:

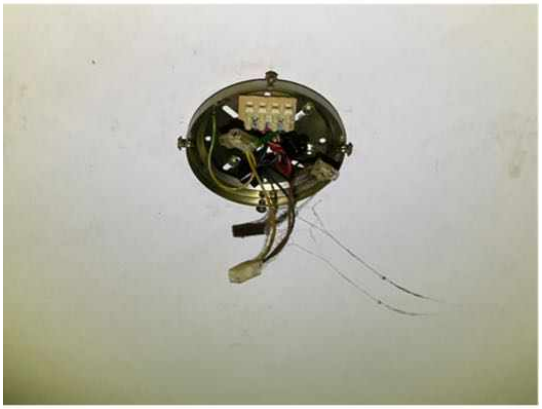
It is strongly recommended that a licensed electrician be engaged to assess the electrical system in its entirety prior to occupation. All switches and power outlets should be reinstated, properly secured, and tested to ensure safe operation and compliance with current electrical safety standards. The electrical installation should not be relied upon until such assessment and certification have been completed.

Limitations:

The inspection was limited to a visual assessment only. No testing of electrical circuits or confirmation of system status (energised or isolated) was undertaken. The extent of electrical defects may be greater than observed due to inaccessible or concealed areas.





Major Defect

Finding 2.01

Building:	Main Building
Location:	Living Room & Bathroom
Finding:	Ceiling - Water damaged
Information:	Major Defect – Ceiling Water Damage / Roof Drainage (Valley)

Observation:

At the time of inspection, water damage was evident to sections of the internal ceiling

lining, including staining, deterioration, and localized deformation. The pattern and location of the damage are consistent with moisture ingress from above. External inspection of the corresponding roof area identified that the roof valley servicing this section was heavily obstructed with leaf matter and debris. The blockage is considered a likely contributing factor to water overflow and subsequent ingress into the ceiling space.

Implication:

Blocked roof valleys can impede the effective discharge of rainwater, resulting in ponding and overflow beneath roof coverings. This significantly increases the likelihood of water penetration into the roof structure and ceiling cavity. Prolonged moisture exposure may lead to deterioration of ceiling linings, insulation, and structural timbers, and can promote conditions conducive to mould growth and timber decay. The observed damage is considered a major defect requiring prompt attention to prevent further internal damage and potential structural implications.

Recommendation:

Immediate action is recommended. The roof valley should be cleared of all debris without delay to restore proper drainage. A suitably qualified roofing contractor should be engaged to inspect the valley and surrounding roof components, and to carry out any necessary repairs to prevent further water ingress.

A licensed building contractor should also be appointed to assess and rectify the internal damage. Works may include removal and replacement of affected ceiling linings, or localised patching where appropriate, once the source of the leak has been rectified and the area has fully dried. Following structural repairs, reinstatement by relevant trades (e.g. plastering and painting) should be undertaken to restore the affected areas.

Ongoing maintenance of roof drainage systems, including regular clearing of valleys and gutters, is recommended to minimise recurrence.

Limitations:

This assessment was based on a visual inspection only. It is not possible to conclusively determine whether leaks are active or ongoing at the time of inspection. If a more definitive assessment of the extent of water ingress or concealed damage is required, a specialised inspection should be arranged.

Finding 2.02

Building: Main Building

Location: Laundry & Bathroom

Finding: Major Defect – Bathroom and Laundry (Incomplete Works / Non-Functional Wet Areas)

Information:

Observation:

At the time of inspection, the property was vacant and both the bathroom and laundry areas were observed to be in a poor and incomplete condition. There was clear evidence of attempted repair works that have not been finalised.

Multiple sections of tiled wall linings in both areas had been cut out or removed around plumbing penetrations, including at tap and pipe locations. These openings remain unfinished, with exposed wall cavities visible. In the bathroom, essential fittings including tapware, spout, and shower components to the spa bath and shower were missing. The vanity unit was not secured to the wall and was not connected to plumbing services, rendering it non-functional. A wall mirror was also noted to be loose and inadequately fixed.

In the laundry, water damage was visible to the wall framing bottom plate through one of the lower wall openings, indicating previous or ongoing moisture exposure. The external laundry door exhibited signs of water damage and deterioration. In addition, threshold bricks at the doorway were found to be loose and unstable.

Overall, both wet areas were not functional at the time of inspection.

Implication:

The condition of the bathroom and laundry represents a significant defect, with both areas currently unsuitable for use. The incomplete state of repairs exposes internal building elements to potential ongoing moisture ingress and deterioration. Visible water damage to structural components such as the wall bottom plate raises concern for further concealed damage, including possible timber decay or degradation within wall cavities.

Missing fixtures and disconnected plumbing services indicate that the installations are incomplete and may not comply with current plumbing or building standards. Loose fixtures and unstable threshold elements also present safety hazards, including trip risks and potential injury.

Given the extent of disrepair, combined with indications of prior water issues and incomplete rectification, substantial remedial work is required.

Recommendation:

A comprehensive assessment and rectification of both the bathroom and laundry areas is recommended. Engagement of a suitably qualified building contractor or

bathroom renovation specialist is advised to undertake a full scope of works.

Rectification should include, but not be limited to:

• Investigation and repair of any plumbing leaks or defects

• Replacement or reinstatement of wall linings and waterproofing systems in accordance with current standards

• Installation and connection of all required fixtures and fittings (including tapware, sanitary fixtures, and cabinetry)

• Repair or replacement of water-damaged structural elements, including framing as required

• Repair or replacement of the laundry external door

• Stabilisation and reinstatement of threshold bricks to eliminate trip hazards

Given the condition observed, a full renovation of these wet areas may be the most practical and cost-effective approach to ensure compliance, functionality, and durability.

Limitations:

The inspection was limited to a visual assessment of accessible areas only. No invasive inspection of wall cavities, structural framing, or plumbing systems was undertaken. The full extent of water damage, structural deterioration, or plumbing defects may be greater than observed. It was not possible to test plumbing fixtures or confirm serviceability due to the incomplete and non-functional condition of the installations. Further investigation by relevant licensed trades is required.

Finding 2.03

Building:	Main Building
Location:	All Areas
Finding:	Major Defect – Internal Floor Coverings (Carpet Condition & Mould Contamination)
Information:	

Observation:

At the time of inspection, the carpeted floor coverings throughout the property were found to be in poor and unsatisfactory condition. The carpets were observed to be loose in sections, heavily stained, and affected by mould growth. The extent and distribution of the mould contamination suggest prolonged exposure to moisture and/or elevated humidity levels within the dwelling.

Implication:

Mould contamination within carpet and associated porous materials presents a potential health hazard, particularly for occupants with respiratory sensitivities, allergies, or compromised immune systems. The condition also indicates underlying environmental issues, such as previous or ongoing moisture ingress, inadequate ventilation, or unresolved water damage.

Carpets affected by mould cannot typically be effectively remediated due to the penetration of spores into the fibres and underlay. In addition, mould growth may extend beyond visible areas and impact adjacent materials, including skirting boards, wall linings, and subfloor or slab surfaces. If not addressed, the condition may lead to further deterioration of internal finishes and ongoing indoor air quality concerns.

Recommendation:

Replacement of all affected carpet and underlay is recommended as a matter of urgency. Removal should be undertaken with appropriate precautions to minimise the spread of mould spores.

Following removal, all exposed substrates (including slab or subfloor surfaces, skirting boards, and lower wall linings) should be thoroughly inspected for signs of mould or

moisture damage. Any affected materials should be cleaned, treated, or replaced as necessary by suitably qualified trades.

It is also recommended that the underlying source of moisture contributing to the mould growth be identified and rectified prior to installation of new floor coverings. This may involve further investigation by a licensed builder or relevant specialist to prevent recurrence.

Limitations:

This assessment is based on a visual inspection only. No environmental testing, moisture mapping, or mould sampling was undertaken. The full extent of contamination and any concealed damage could not be determined at the time of inspection.




Minor Defect

Finding 3.01

Building:	Main Building
Location:	All External Areas
Finding:	Minor Defect – Roof Plumbing (Downpipes / Stormwater Connection).
Information:	Observation:

At the time of inspection, sections of the roof plumbing system were observed to be inadequately connected to the stormwater drainage system. In particular, downpipes were not properly sealed at their connection points, with visible gaps, damage and/or incomplete junctions noted. The condition of these connections suggests that stormwater discharge may not be effectively captured or directed into the drainage system.

Implication:

Unsealed or poorly connected downpipes can result in water leakage or overflow during periods of rainfall, particularly where surface drains are obstructed or inadequately maintained. This may lead to water pooling at the base of the structure and adjacent areas. Prolonged exposure to excess moisture in these locations can contribute to subfloor dampness, increased risk of timber decay, and conditions

conducive to pest activity. In addition, ongoing moisture exposure may lead to deterioration of masonry elements, including brickwork and mortar joints. While considered a minor defect at the time of inspection, failure to address this issue may result in more significant moisture-related problems over time.

Recommendation:

It is recommended that a licensed plumber be engaged to carry out a detailed assessment of the roof drainage system. All downpipe connections should be properly sealed and securely connected to an approved stormwater disposal system. Any defective components should be repaired or replaced as required to ensure efficient collection and discharge of roof water away from the building. Regular maintenance, including clearing of surface drains and inspection of stormwater connections, is also advised to minimise the risk of blockage, overflow, and water accumulation near the structure.

Limitations:

The inspection was limited to a visual assessment of accessible areas only. No testing of the stormwater system or confirmation of underground drainage performance was undertaken. Concealed or sub-surface defects may exist and were beyond the scope of this inspection.

Finding 3.02

Building: Main Building
Location: Front Elevation
Finding: Minor Defect – External Paving (Front Entry Area)
Information:

Observation:

At the time of inspection, sections of the external paved areas were observed to be damaged, loose, and uneven. In particular, the coping pavers along the front edge of the entry landing were noted to have become loose and displaced, with evidence of settlement and downward movement. The condition appears consistent with substandard installation practices, combined with long-term exposure to environmental conditions and possible deterioration of the underlying base material.

Implication:

Uneven and loose paving presents a trip and fall hazard, particularly in high-traffic areas such as entryways and pathways. The risk of injury is increased where changes in level are not readily visible, or during wet or low-light conditions. Continued movement of the paving may lead to further displacement and deterioration, reducing the overall safety, functionality, and visual presentation of the area. While considered a minor defect at the time of inspection, the condition warrants attention to prevent escalation.

Recommendation:

It is recommended that the affected paving be lifted and re-laid to provide a stable, level, and secure surface. Remedial works should include assessment and preparation of the underlying substrate to ensure adequate support and drainage, thereby minimising the likelihood of future movement or settlement. A suitably qualified paving contractor should be engaged to assess the extent of the defect and carry out the necessary rectification works in accordance with accepted building and safety standards.

Limitations:

The assessment was limited to a visual inspection of accessible areas only. No invasive investigation of the sub-base or underlying ground conditions was undertaken. The full extent of movement or contributing factors may not be apparent without further detailed assessment.

Finding 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Plumbing – Blocked Gutters and Downpipes.
Information:	Observation

Roof plumbing elements, including the guttering and downpipe systems, were observed to contain accumulated debris at the time of inspection. These components are designed to maintain continuous and unobstructed water flow from the roof to the stormwater discharge system. Any obstruction in these systems compromises their intended performance.

Implications

Blockages in gutters and downpipes create several significant risks:

• Water Pooling and Overflow: Debris prevents effective water discharge, resulting in water pooling within the gutters. This can force water to overflow the gutter edges, potentially flooding eaves, external walls, and adjacent structural elements.

• Elevated Moisture Levels: Prolonged pooling of water increases moisture levels in surrounding building components. Excess moisture accelerates the deterioration of metal components through rust and corrosion and contributes to the decay of timber elements.

• Termite and Timber Pest Risk: Damp conditions are a known attractant for termites and other timber pests. Blocked gutters can inadvertently create moisture-rich environments conducive to pest activity and subsequent structural damage.

• Gutter Guard Misconception: Although gutter guard was installed in some areas, it does not eliminate maintenance requirements. Organic matter can rest on top of, or filter through, the guard, still leading to restricted water flow.

Failure to address these issues promptly may result in secondary and potentially costly defects to roof framing, soffits, cladding, and internal finishes.

Recommendations

• All debris should be removed from gutters and downpipes immediately to restore proper drainage performance.

• Homeowners or a suitably competent handyperson may carry out basic cleaning works as an interim measure.

• A licensed plumber should be engaged to undertake a full assessment of the roof plumbing system, confirm whether any components have been damaged due to sustained moisture exposure, and provide recommendations for required remedial works.

• Where gutter guard is installed, a routine maintenance program should be implemented to ensure debris does not accumulate and impede the system's operation.

Finding 3.04

Building: Carport
Location: Roof Exterior
Finding: Downpipe - Unconnected.
Information: Observation:

A section of roof plumbing was found where the downpipe is not connected to the stormwater drainage system.

While the current site gradient directs water away from the building, overflow may be discharging onto neighbouring property, which is non-compliant with building codes and/or local council regulations.

Excessive moisture from uncontrolled roof runoff can create conditions that promote termite activity and timber decay.

Recommendation:

It is advised that a licensed plumber be engaged to:

• Inspect the affected roof plumbing area, and

• Connect the downpipe to a compliant stormwater drainage system, or alternatively, install appropriate drainage measures to manage water flow and mitigate potential property damage or pest risks.

Finding 3.05

Building: Carport
Location: Roof Exterior
Finding: Roof Plumbing – Loose Gutter
Information: Findings:

• It was observed that the roof plumbing in this location is sagging with gutters not adequately installed to manage roof water runoff.

• As a result, rainwater is not being effectively captured or diverted to the stormwater drainage system.

Implications:

• Excessive Damp Conditions:

The absence of proper roof drainage can lead to water runoff accumulating at the base of the structure, contributing to excessive moisture against external walls and potentially causing long-term issues such as:

• Foundation movement

• Moisture ingress

• Timber decay or pest attraction in subfloor areas

• Potential Code Non-Compliance:

Missing or inadequate roof drainage may breach current building codes and regulations, particularly where water runoff discharges onto neighbouring properties, creating potential legal and compliance concerns.

Recommendation:

A licensed roofing plumber should be engaged to:

• Assess the area and install appropriate guttering and downpipes

• Ensure all roof plumbing is adequately connected to the stormwater drainage system

• Confirm that the system complies with relevant building codes and local authority requirements

Conclusion:

The absence of guttering and proper stormwater drainage in this area presents both functional and compliance issues. Prompt installation by a qualified roofing plumber is strongly recommended to mitigate moisture-related risks and ensure compliance with building standards.

Finding 3.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Minor Defect - Deterioration to Lower Brickwork (Fretting Brickwork).
Information:	Observation:

Deterioration consistent with fretting (corrosion or erosion) of the brickwork was observed in sections of the lower external wall at the time of inspection. This condition is commonly caused by prolonged moisture exposure and salt crystallisation within the brick material.

The bricks and surrounding mortar appear brittle in isolated areas, with some evidence of surface flaking and mortar becoming powdery. While currently considered minor, continued exposure to moisture may accelerate the deterioration and reduce the

structural integrity of the affected brick piers or walls.

Elevated levels of soluble salts present within the surrounding soil can migrate into masonry through capillary action. As moisture evaporates from the brickwork, the salts crystallise within the pores of the masonry, which can cause deterioration of the brick surface commonly referred to as fretting, spalling, or salt attack.

Implications if left unmanaged:

• Progressive brick and mortar degradation

• Loss of structural support (in advanced cases)

• Increased risk of rising damp or internal moisture ingress

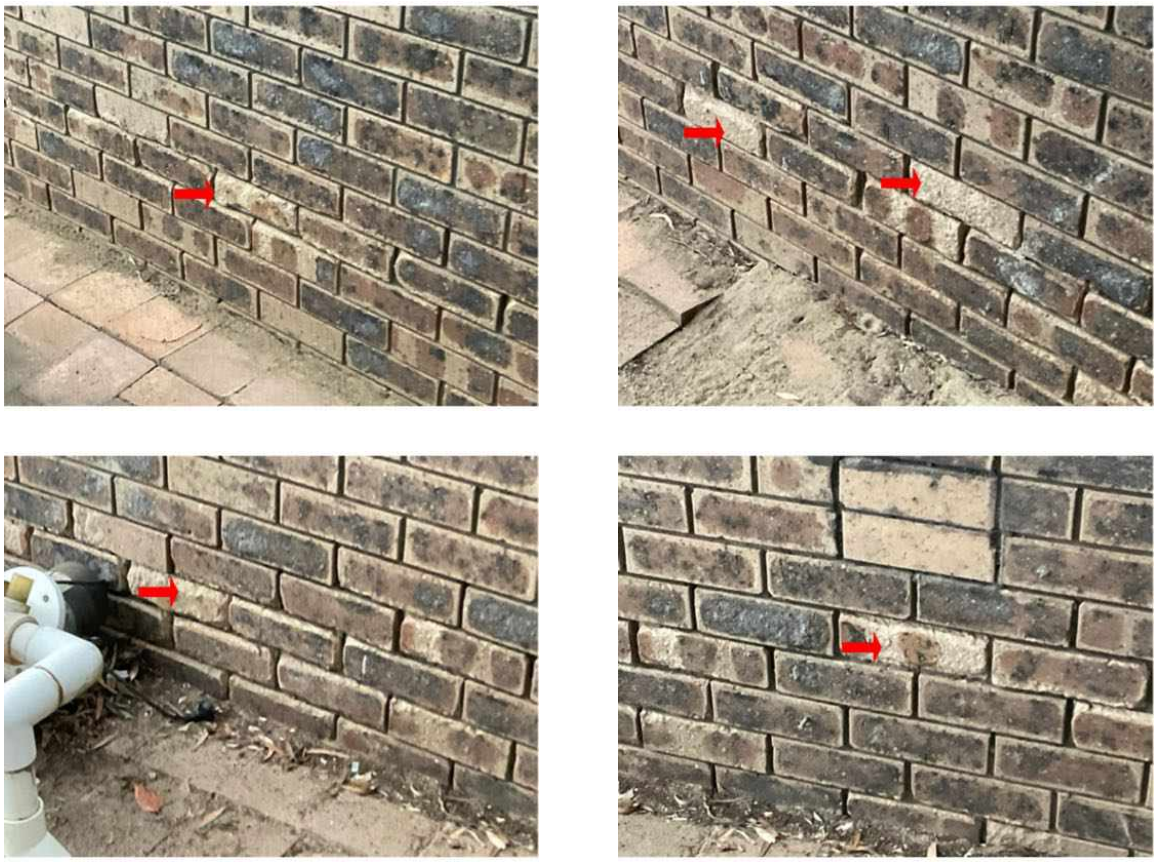
• Secondary defects in adjacent building materials

Recommendations:

• Improve site drainage to reduce moisture exposure at the base of the walls. A licensed drainage plumber should be appointed to assess and implement appropriate site water management solutions.

• Monitor affected areas for worsening conditions, particularly during periods of heavy rain.

• Where fretting is advanced, damaged bricks and mortar should be replaced by a licensed bricklayer experienced in masonry repairs and salt-damage mitigation.



Finding 3.07

Building:	Main Building
Location:	Yard - Back & Right side
Finding:	Site/Yard Drainage – Below Average.
Information:	

Observation:

Site drainage in the inspected areas appears to be below average, with no surface drains observed at the time of inspection. Ground surfaces and paved areas adjacent to the building do not appear to be adequately graded to facilitate effective surface water runoff.

Limitations:

• The general adequacy of site drainage is not fully assessed under the scope of a Standard Property Inspection Report.

• Observations are based solely on conditions present at the time of inspection.

• In dry conditions, drainage issues may not be visible, but may become apparent during periods of heavy or sustained rainfall.

Observations & Risks:

• Water should not be allowed to accumulate against the base of external walls or around the perimeter of the dwelling.

• Prolonged moisture exposure can contribute to:

• Dampness and structural deterioration

• Movement of footings or erosion of subsoils

• Conditions that are conducive to timber pest activity, including termites, which are attracted to moist environments

• Best practice site drainage includes:

• Paved surfaces falling away from the building by at least 25mm over the first metre

• Bare ground sloping away by at least 50mm over the first metre

Failure to meet these minimum drainage falls increases the risk of water ingress, foundation issues, and secondary building defects.

Recommendation:

• A licensed plumber and/or landscaping contractor should be engaged to:

• Evaluate the current site grading and surface runoff conditions

• Install or upgrade surface water drainage (e.g. strip drains, spoon drains, grated channels) as required

• Improve grading around the building to ensure water flows away from the structure

Addressing these issues proactively will assist in protecting the structural integrity of the building, while also reducing environmental conditions favourable to termite activity.

Finding 3.08

Building:	Main Building
Location:	Eaves - Front & Rear/right
Finding:	Eaves - Mould present.
Information:	Observation:

Mould growth and associated staining were observed on the eave linings in this area. This is typically caused by elevated moisture levels, which may result from a roof or gutter leak, or in some cases, excessive condensation within the roof space.

Recommendation:

The source of moisture should be identified and rectified as necessary to prevent further mould development and potential damage. This may involve inspection of the roof covering, flashings, or guttering in the affected area.

Cleaning and/or repainting the eaves to restore appearance is at the client's discretion. A licensed painting contractor may be appointed to carry out such cosmetic works once the underlying cause has been addressed.

Finding 3.09

Building:	Main Building
Location:	Eaves - Front
Finding:	Sagging Eaves – Maintenance Required
Information:	Observation:

• Sagging to the eaves was evident in this area at the time of inspection.

Implications:

• Eaves play a vital role in diverting water away from the building and shielding external walls and structural elements from excessive moisture exposure.

• Sagging may indicate moisture damage, structural fatigue, or failure of fixings, and if left unaddressed, can lead to water ingress, timber deterioration, or further

deformation of the roofline.

Recommendation:

• Minor rectification works are recommended. A qualified carpenter or general handyman should be appointed to reinstate and secure the eaves to ensure proper function and alignment.

• Early maintenance will help prevent more costly repairs from developing over time.

Finding 3.10

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void Inspection Summary
Information:	Access & Limitations

Observation:

The roof void was partially accessible at the time of inspection. Access was restricted by low clearance and the presence of insulation, limiting movement and visibility within the space. Entry was obtained via a single access hatch. In addition, a large opening in the living room ceiling (previously identified as water damaged) provided partial visibility to a low-pitch section of the roof void.

Implication:

Due to restricted access and obstructions, a complete inspection of all roof void areas was not possible. Concealed defects, including structural issues, moisture ingress, or pest activity, may be present in inaccessible sections and could not be assessed.

Recommendation:

No invasive inspection has been undertaken. If concerns arise, further investigation by a licensed builder may be required, particularly once access limitations are rectified.

Roof Structure & Framing

Observation:

The visible sections of the roof framing appeared to be in generally sound condition, with no significant distortion or structural failure noted in accessible areas.

Implication:

While no major defects were observed, only limited sections of the framing were visible. The condition of concealed structural members cannot be confirmed.

Recommendation:

Monitor for any signs of movement, sagging, or deterioration. Further assessment is recommended if additional access becomes available or if defects are suspected.

Roof Cover Support (Tile Battens)

Observation:

Tile battens were not visible due to the presence of sarking and insulation.

Implication:

The condition, fixing, and adequacy of tile battens could not be assessed. Defects such as deterioration, incorrect spacing, or inadequate fixing may exist but remain concealed.

Recommendation:

No immediate action required; however, battens should be inspected in conjunction with any future roof covering works or repairs.

Insulation

Observation:

Bulk insulation was present within the roof void; however, coverage was noted to be inadequate in areas, and sections appeared disturbed or damaged. Insulation above the documented leak-affected area has been impacted by moisture and requires replacement.

Implication:

Inadequate and damaged insulation reduces thermal efficiency and may contribute to heat loss/gain within the dwelling. Moisture-affected insulation can promote mould growth and may lose its insulating properties.

Recommendation:

Replace all moisture-affected insulation and reinstate to achieve consistent and adequate coverage across the roof void.

Roof Sarking

Observation:

Sarking was present beneath the roof covering; however, sections were noted to be damaged or torn. Moisture staining was also visible in isolated areas.

Implication:

Damaged sarking reduces its effectiveness as a secondary moisture barrier, increasing the risk of water ingress into the roof void and internal areas. Staining indicates past or ongoing moisture penetration.

Recommendation:

Damaged sarking should be repaired or replaced in conjunction with roof repairs to maintain weatherproofing integrity.

Moisture & Water Entry

Observation:

Evidence of significant water ingress was observed, including a large opening in the living room ceiling associated with water damage and visible mould growth. Dampness and water staining were also noted in other isolated areas within the roof void. An active leak is suspected, likely associated with a blocked roof valley. Ceiling linings and insulation have been affected.

Implication:

Active water ingress can result in ongoing internal damage, deterioration of building materials, and increased risk of mould growth, which may impact indoor air quality. If left unaddressed, this may lead to more extensive structural and health-related issues.

Recommendation:

Immediate investigation and rectification by a licensed roofing contractor is required to identify and repair the source of water ingress, including clearing any blocked roof drainage elements. Damaged internal linings and insulation should be replaced following rectification.

Electrical & Services

Observation:

Electrical components were not assessed as part of this inspection. However, loose or unprotected wiring was noted within accessible areas of the roof void.

Implication:

Exposed or unsecured wiring presents a potential safety hazard, including risk of electrical fault or fire.

Recommendation:

A licensed electrician should assess and secure all wiring as necessary to ensure compliance and safety.

Timber Pest Evidence

Observation:

No visible evidence of active timber pest activity was observed in the accessible areas at the time of inspection. It is noted that areas of low roof pitch and insulation may conceal activity.

Implication:

The absence of visible evidence does not conclusively rule out the presence of timber pests, particularly in concealed or inaccessible areas.

Recommendation:

Ongoing monitoring is recommended. A more invasive inspection may be required if signs of pest activity become evident.

General Condition

Observation:

The overall condition of the roof void is considered below average, with localised issues and significant defects identified, particularly relating to moisture ingress and associated damage.

Implication:

The identified defects may impact the performance, durability, and habitability of the dwelling if not addressed in a timely manner.

Recommendation:

Further investigation and remedial works are recommended by suitably qualified trades, including a licensed builder and roofing contractor.

Additional Information

Photographs were taken for reference at the time of inspection. Conditions within the roof void may vary depending on weather and seasonal factors. Further assessment is recommended by a licensed builder and electrician where indicated.

Inspector's Comments:

The roof void inspection identified evidence of active or recent water ingress resulting in damage to internal linings, insulation, and roof components. Access limitations restricted a full assessment; however, the extent of visible damage indicates the need for prompt investigation and repair. Early rectification is recommended to prevent further deterioration and potential secondary issues such as mould growth and structural damage.








Finding 3.11

Building: Main Building
Location: Toilet (WC)
Finding: Toilet - Leaking.
Information: Observation

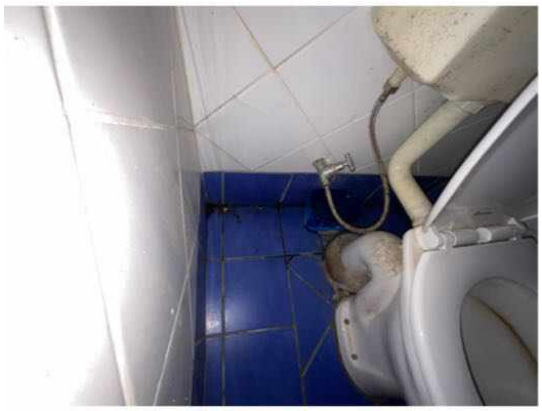
At the time of inspection, the toilet was observed to be leaking and the cistern cover is missing.

Implication

While currently considered a minor defect, ongoing leakage may result in moisture damage to surrounding building elements, including flooring, wall linings, cabinetry, and structural timbers. If left unattended, continued moisture exposure may lead to decay, corrosion, and more extensive repair requirements.

Recommendation

It is recommended that a licensed plumber be engaged to inspect and repair the toilet as soon as practicable to prevent further deterioration and secondary moisture-related damage.



Finding 3.12

Building: Main Building

Location: All Areas

Finding: Door - Binding and/or Jamming.

Information: Functional Defect Identified

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

Possible Causes

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

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

Recommendations

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

Finding 3.13

Building:	Main Building
Location:	All Areas
Finding:	Minor Defect – Internal Paint Finishes
Information:	Observation:

At the time of inspection, the paint finishes to the majority of internal walls and ceilings were observed to be in poor condition. Surfaces displayed general discolouration, staining, and accumulated dirt, with inconsistent finish quality evident throughout. In some areas, staining appeared indicative of past moisture exposure, while other sections showed signs of wear, marking, and lack of upkeep.

Implication:

The condition of the internal finishes is consistent with deferred maintenance, general ageing, and inadequate cleaning over time. While primarily aesthetic in nature, the presence of staining—particularly to ceiling areas—may also indicate previous water ingress or moisture-related issues that may require further assessment if active or recurring. Deteriorated paint finishes can reduce the overall presentation and amenity of the property and, if left unaddressed, may lead to further degradation of underlying surfaces such as plasterboard.

Recommendation:

It is recommended that the affected internal surfaces be appropriately prepared and repainted. Preparation works should include cleaning, sanding, patching, and filling of defects to achieve a uniform and stable substrate prior to repainting. Any areas suspected of prior water ingress should be monitored and, if necessary, investigated further to confirm that the source of moisture has been rectified prior to redecoration. A suitably qualified painting contractor or experienced tradesperson should be engaged to carry out the works to achieve a durable and consistent finish.

Limitations:

The assessment was limited to a visual inspection of accessible internal areas only. No destructive testing or moisture readings were undertaken in relation to stained surfaces.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

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

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

Timber Pest Risk Assessment:

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

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

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

Recommendation:

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

Related Building Defects:

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

• Minor Defect – Roof Plumbing (Downpipes / Stormwater Connection).

• Site/Yard Drainage – Below Average.

Finding 6.02

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

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

Timber Pest Risk Assessment:

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

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

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

Recommendation:

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

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

exposure.

Finding 6.03

Building:	Main Building
Location:	Exterior walls - front & rear
Finding:	Bridging of Termite Barriers – Concealed Weep Holes..
Information:	Observation:

At the time of inspection, it was noted that the weep holes in the external brickwork of the property are concealed by adjacent paving. This creates a bridging point for termites, allowing undetected access over or around the termite barrier system and into the structure. As a result, a full inspection of this area could not be achieved.

Understanding Weep Holes:

Weep holes are designed to:

• Drain moisture that may accumulate within cavity brickwork.

• Prevent deterioration of internal timber framing and building elements by allowing internal condensation to escape.

Risks Associated with Concealed Weep Holes:

• Concealed termite entry becomes possible when weep holes are obstructed by ground levels, paving, concrete slabs, footpaths, garden beds, or built-up landscaping.

• These obstructions also provide moist, shaded environments that are attractive to termite activity.

• Moisture build-up due to covered weep holes further increases the risk of timber pest infestation and wood decay.

Recommendation:

• All weep holes should remain exposed and unobstructed across the entire property to allow for effective drainage and visual termite inspections.

• It is strongly advised that any material or structure covering weep holes be removed promptly, and a re-inspection carried out to ensure termite entry is not occurring undetected.

• Where removal of obstructions is not feasible, it is recommended that the area be inspected regularly, ideally every 3 to 6 months, to monitor for signs of termite activity or moisture-related damage.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Yard
Location:	Yard
Finding:	Fungal Decay (Wood Rot) – Conducive Conditions for Timber Pests..
Information:	Findings:

• Fungal decay, commonly referred to as wood rot, occurs when timber and other cellulose-based materials are exposed to ongoing damp or humid conditions.

• Affected materials may include building elements, landscaping timbers, or externally stored timber.

Implications:

• Wood rot not only compromises the structural integrity of affected timbers but also creates ideal conditions for termite activity and other timber pests.

• Damp and decaying timber is particularly attractive to subterranean termites, which prefer moist environments and can use rotting timber as a bridge into the structure.

Recommendations:

• Prompt removal of decayed or untreated timber is recommended to eliminate conducive conditions.

• Where necessary, replace susceptible materials with non-susceptible or treated timber suitable for external use.

Note: Regular maintenance and replacement of deteriorating external timber is essential in reducing the risk of termite activity and ensuring long-term structural durability.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Registered/Licensed Builder

- Swimming Pool Fence Inspector

- 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 AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Several minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• The bathroom and laundry areas are in poor, incomplete condition and are currently non-functional, with missing fixtures, exposed wall openings, and evidence of attempted but unfinished repairs. Water damage to structural elements and defective components were noted, with further concealed damage possible; a full renovation and assessment by a qualified builder or bathroom specialist is recommended.

• Water damage to internal ceiling linings was observed, likely caused by a blocked roof valley containing debris, resulting in overflow and moisture ingress. Prompt clearing of the valley and

assessment by a roofing contractor is required, along with repair of internal damage; further concealed issues may be present, and a full evaluation cannot be confirmed under visual inspection limitations.

• Carpets throughout the property are in poor condition, being loose, stained, and affected by mould, likely due to prolonged moisture exposure. This presents a potential health hazard and indicates possible underlying moisture issues. Replacement of all affected carpets and underlay is recommended as a matter of urgency, along with inspection and remediation of any associated surfaces to prevent recurrence.

SAFETY HAZARDS

• A swimming pool is present on the property; however, assessment of the pool structure, interior finish, equipment, fencing, barriers, surrounds, and compliance with relevant legislation was outside the scope of this inspection in accordance with AS 4349.1–2007. It is recommended that a licensed and suitably qualified pool safety inspector undertake a comprehensive assessment of the pool, associated equipment, barriers, and surrounds to identify any safety, compliance, or maintenance issues prior to finalising the purchase.

• Multiple electrical fittings were loose, removed, or incomplete with exposed wiring, presenting a significant safety hazard; the condition may be due to prior works rather than wear and tear. A licensed electrician should assess, reinstate, and certify the system prior to use, noting that defects may extend beyond those visible at the time of inspection.

• The front entry stairs are missing, with an abrupt level change creating a trip and fall hazard; the original structure showed deterioration including timber decay and failed treads. Replacement with compliant, durable stairs is recommended, noting the assessment was limited to a visual inspection only.

BUILDING REPORT SUMMARY

Yard / Drainage

• Site drainage appeared below average on the day of inspection..
• Some low-lying areas at rear and right should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing

• Gutters and downpipes were in below average condition

• Gutters, downpipes and valleys are blocked

Recommended actions:
• Clean gutters and valley, remove debris.
• Connect downpipes to stormwater system.
• Cut back overhanging tree branches.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in average condition overall, with no major visible defects.
• Due to moisture ingress, a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed.
• Minor signs of fretting (brick erosion) to lower brickwork were noted, likely related to historic moisture or salt exposure.

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• Taps and fixtures were operational to kitchen and laundry only; water pressure was consistent but not tested under full operating conditions.
• Further plumbing assessment advised, especially after signs or leaks, repairs and periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in poor condition
• Evidence of active ceiling leaks, water damage, staining and mould observed at the time of inspection.
• Repairs/replacement required

Windows & Doors
• Not all windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition poor
• Bathroom inoperable, previous leaks and unfinished repairs.
• Recommend seeking further advice from a builder or bathroom renovation specialist

Kitchen
• The kitchen was in poor condition overall, appliances appeared damaged or neglected
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully operational or assessed.
• A licensed plumber is required to provide an accurate assessment and carry out any necessary repairs.

TIMBER PEST REPORT SUMMARY

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

Timber Decay
• Wood rot was observed in the landscaping timber's
• Continued exposure to moisture could worsen the decay and increase pest risk.
• All affected timbers should be removed and replaced with treated or non-susceptible materials.
• Wood Rot is conducive to termite activity and should be addressed urgently by removing and replacing affected timbers with treated or non-susceptible materials.

Trees & Landscaping
• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.
• Remove any untreated landscaping timbers and timber debris from around the yard.

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in some roof void areas due to low pitch or clearance.
• Full access is required to allow for a more comprehensive assessment, a re-inspection is recommended after access is made available.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.

KEY RECOMMENDATIONS
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report

- Defects found should be rectified promptly to avoid escalation.
- Consider installing a termite management system.
- Engage a roofer for closer inspection of roof tile condition.
- Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of termite workings / damage was not visible at the time of inspection
Information: No visible evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

Annual pest inspections are advised in order to identify such workings.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of chemical delignification was not visible at the time of inspection..
Information: Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building: Main Building
Location: All Areas
Finding: Wood borer activity - not identified..
Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

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

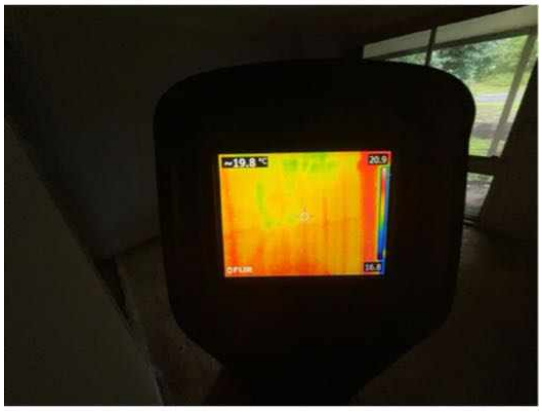
Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

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

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



Noted Item

Building: Main Building
Location: All Areas
Finding: Termite Management System - Missing Durable Notice..
Information: Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

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

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

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

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

Noted Item

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

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

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

Recommendations:

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

• Flexible, mould-resistant sealant should be applied at wall junctions and other wet-area interfaces to prevent water ingress and potential damage. This is considered routine maintenance, and damaged or missing sealant should be replaced as needed.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained. A sealant specialist or tiling contractor may be engaged to carry out these works where necessary.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing, Electrical & Gas Installations – Scope and Recommendations.
Information:	Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

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

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

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

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

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

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

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

- All smoke detectors be tested monthly by the homeowner.

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

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

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.