



**BEFORE YOU BUY
BEFORE YOU BUILD**

Building Inspection Report

Inspection Date: Tue, 18 Feb 2025

Property Address: 62 Hutt St, NORTHAM, WA, 6401, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions
	If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.
	This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 18 Feb 2025

Modified Date: Thu, 20 Feb 2025

The Parties

Name of the Client: Vi Vu

Name of the Principal(If Applicable):

Job Address: 62 Hutt St, NORTHAM, WA, 6401, Australia

Client's Email Address: Vivian-vu@outlook.com

Client's Phone Number: 0421252822

Consultant: Gopan Mondal Ph: 0474 474 284
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Structural Engineering EA 4031795

Company Name: Jim's Building Inspections (Maylands)

Company Address and Postcode: Maylands 6051

Company Email: Maylands@jimsbuildinginspections.com.au

Company Contact Numbers: 0474 474 284

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: No appropriate access to the Roof Void could be arranged.

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	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Timber Stumps
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North West
Other Building Elements	Shed, Driveway, Carport, Fence - Perforated Materials / Wire Mesh
Other Timber Bldg Elements	Architraves, Door Frames, Patio, Floorboards, Floating Floor, Fascias, External Joinery, Eaves, Doors, Skirting Boards, Stumps, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Interior
- Outbuildings
- Roof Exterior - Part
- Timber Retaining Walls
- Subfloor - Part
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Subfloor - Part.
- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Vegetation
- Wall linings
- Unsafe to Access Roof - No Fall Protection System
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Rugs
- Subfloor area - Limited access due to restrictive crawl space

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

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 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

Defects 1.01

Building: Main Building
Location: Roof Void > Rear, Centre
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.





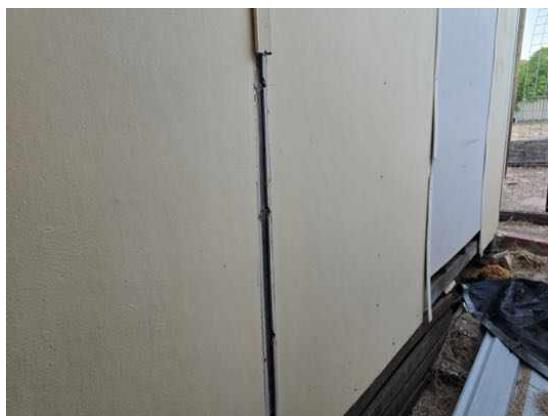
Defects 1.02

Building: Main Building
Location: Exterior Walls > All Areas
Finding: Asbestos - Suspected ACM Identified on Site
Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.





Defects 1.03

Building: Main Building
Location: Internal Walls > Centre Right,Rear Right
Finding: Asbestos - Suspected ACM Identified on Site
Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.





Major Defect

Defects 2.01

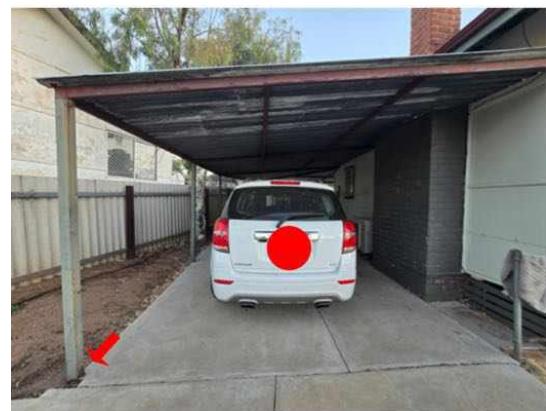
Building: Main Building
Location: Carport > Front Left
Finding: Post/Column - Severely Rusted or corroded at base (Carport)
Information: Post/Column of the carport shows evidence of severe rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and/or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen structural integrity if not addressed in the short-term future.

Base of the column/post fully corroded away which requires replacement on urgent basis to restore the structural integrity.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Defects 2.02

Building:	Main Building
Location:	Rear Patio > Rear Left
Finding:	Post/Column - Severely Rusted or corroded at base (rear patio area)
Information:	Post/Column of the rear Patio shows evidence of severe rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and/or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen structural integrity if not addressed in the short-term future.

Base of the column/post fully corroded away which requires replacement on urgent basis to restore the structural integrity.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



Defects 2.03

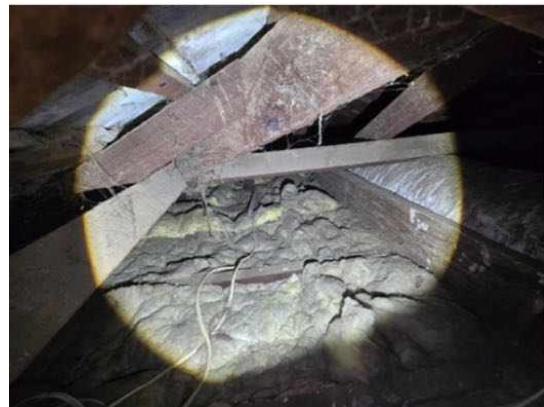
Building:	Main Building
Location:	Roof Void > Rear Right
Finding:	Timber Rafter - Crack or split (Major Structural)
Information:	It appears that the wooden rafter has sustained some form of damage. It looks like there is a crack or split in the beam. This type of damage can potentially weaken the structure over time, depending on the severity and the load the beam is bearing.

It is suspected that this is maybe caused by leaning large tree putting pressure & loads to the roof structure or maybe due to aging and possible under design of the rafter for intended roof loading .

Removal of the large tree may also be required to fix the issue, as the cause may be significant and may indicate a further structural defect which would require extensive works in the long-term future, including works to primary roof structures.

Further invasive inspection is required to determine the full extent of damage to the roof truss. If the damages are structural it is advisable that a Structural Engineer also inspects the building and provide remediation scope which require to be carried out by registered builders.

It would be wise to consult with a structural engineer or a professional contractor to assess the extent of the damage and recommend any necessary repairs. Depending on their evaluation, reinforcement, replacement, or other remediation steps might be needed to ensure the safety of the structure.



Defects 2.04

Building:	Main Building
Location:	Lounge Room > Front
Finding:	Settlement/sinking of Floor - Suspected Inadequate Subfloor support or settlement of Subfloor foundation

Information: Floor settlement/sinking were observed. Subfloor foundation was suspected to have inadequate support and inappropriately sub-base were moved underneath the pilasters. While this type of construction is common for the era of building, additional support or underpinnig may be required.

Lack of support subfloor structures are likely to create strain on associated building elements, creating potential for primary damage including the collapse of subfloor. The subfloor is also unlikely to have sufficient support, which may lead to further settlelement if left unmanaged.

- Level Measurements:

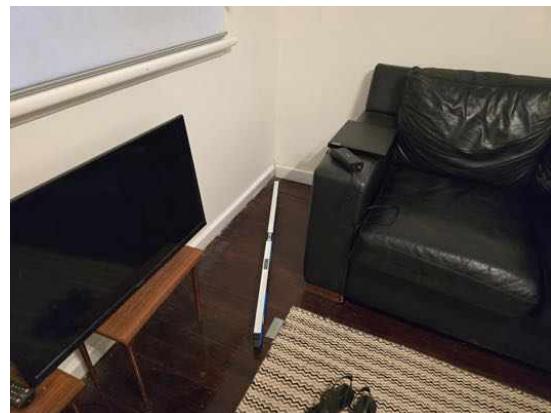
- Measurements taken using a digital level indicate minor variations in the floor level is up to 19 mm/m slope, consistent with expected settlement over time.
- Cause: Likely due to Subfloor foundation settlement and/or inadequate support to floor.
- No major structural compromise such structural cracks on wall due to settlements was observed.

The Guide state a maximum deviation of 4 mm over 2 meter is acceptable.

It is advised that a Structural engineer be appointed to provide remedial advice which then could then be carried out by a licensed builder.

While it would appear that this defect has been present for a long period of time repair is recommended in the short term to ensure the longevity and structural integrity of the dwelling.





Defects 2.05

Building: Main Building
 Location: Bathroom > Centre
 Finding: Tile cracks in the bathroom - Differential settlement
 Information: Several Interior tile cracks in the bathroom were observed which indicate differential settlement of the floor. Subfloor foundation was suspected to have inadequate support and inappropriately sub-base were moved underneath the pilasters. While this type of construction is common for the era of building, additional support or underpinnig may be required.

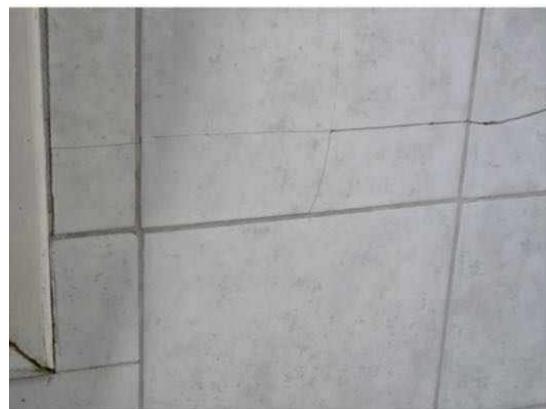
Lack of support subfloor structures are likely to create strain on associated building elements, creating potential for primary damage including the collapse of subfloor. The subfloor is also unlikely to have sufficient support, which may lead to further settlelement if left unmanaged.

- Cause: Likely due to Subfloor foundation settlement and/or inadequate support to floor.

It is advised that a Structural engineer be appointed to provide remedial advice which then could then be carried out by a licensed builder.

While it would appear that this defect has been present for a long period of time repair is recommended in the short term to ensure the longevity and structural integrity of the

dwelling.



Defects 2.06

Building:	Main Building
Location:	Dining Room > Centre
Finding:	Settlement/sinking of Floor - Suspected Inadequate Subfloor support or settlement of Subfloor foundation
Information:	Floor settlement/sinking were observed. Subfloor foundation was suspected to have inadequate support and inappropriately sub-base were moved underneath the pilasters. While this type of construction is common for the era of building, additional support or underpinnig may be required.

Lack of support subfloor structures are likely to create strain on associated building elements, creating potential for primary damage including the collapse of subfloor. The subfloor is also unlikely to have sufficient support, which may lead to further settlement if left unmanaged.

- Level Measurements:

- Measurements taken using a digital level indicate minor variations in the floor level is up to 34 mm/m slope, consistent with expected settlement over time.

- Cause: Likely due to Subfloor foundation settlement and/or inadequate support to floor.

- No major structural compromise such structural cracks on wall due to settlements was observed.

The Guide state a maximum deviation of 4 mm over 2 meter is acceptable.

It is advised that a Structural engineer be appointed to provide remedial advice which then could then be carried out by a licensed builder.

While it would appear that this defect has been present for a long period of time repair is recommended in the short term to ensure the longevity and structural integrity of the dwelling.





Minor Defect

Defects 3.01

Building: Main Building
 Location: Carport > Front Left
 Finding: Carport Roof Steel Rafter - Rusted or corroded (non-severe)
 Information: Carport Roof Truss shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.





Defects 3.02

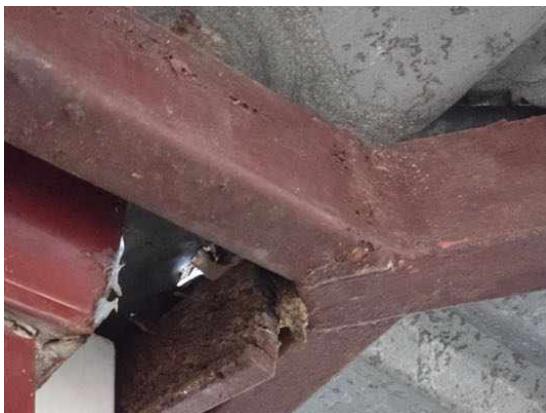
Building: Main Building
 Location: Rear Patio > Rear Left
 Finding: Patio Roof Truss - Rusted or corroded (non-severe)
 Information: Rear Patio Roof Steel Rafter shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.





Defects 3.03

Building: Main Building
 Location: Front Porch > Front
 Finding: Timber fascia's - deteriorated due to exposed to weather
 Information: It appears that the wooden fascia's has sustained some form of damage from weathering. It looks like there is decaying or split on the fascia's timber. This type of damage can potentially weaken the structure over time, depending on the severity and the load the beam is bearing.

External timbers fascia's 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.

It would be wise to consult with a structural engineer or a professional contractor to assess the extent of the damage and recommend any necessary repairs. Depending on their evaluation, reinforcement, replacement, or other remediation steps might be needed to ensure the safety of the structure.

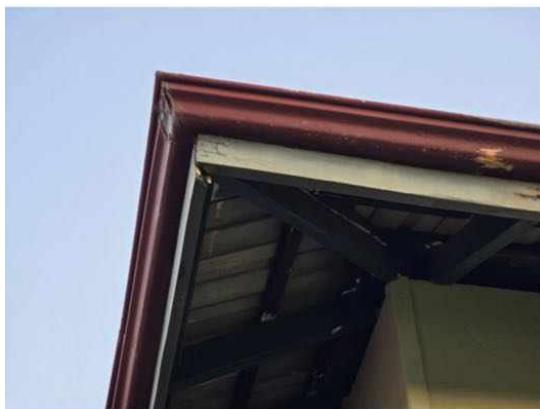


Defects 3.04

Building: Main Building
 Location: Front Elevation > Front,Front Left
 Finding: Front Fascia's - Deteriorated Connection
 Information: The Fascia's timber structures are showing signs of deterioration and loosening of connection with rafters timber. It is suspected that this defect has developed as a result of damp conditions or fascia's twisted under the load.

Damp conditions or sustained weathering cause the timbers to fail, resulting in the fascia's timber failing to bear the load (or weight) of the roof as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that fall object hazard leading safety of the occupants will result, as well as an array of minor defects.

Rectification or replacement of the affected timber building element is required. Consultation with a roof carpenter or registered builder specialising in roof truss is highly advised as soon as possible



Defects 3.05

Building: Main Building
 Location: Front Elevation > Front,Front Left
 Finding: Front Timber fascia's - deteriorated due to exposed to weather
 Information: It appears that the wooden fascia's has sustained some form of damage from weathering. It looks like there is decaying or split on the fascia's timber. This type of damage can potentially weaken the structure over time, depending on the severity and the load the beam is bearing.

External timbers fascia's 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.

It would be wise to consult with a structural engineer or a professional contractor to assess the extent of the damage and recommend any necessary repairs. Depending on their evaluation, reinforcement, replacement, or other remediation steps might be needed to ensure the safety of the structure.



Defects 3.06

Building:	Main Building
Location:	Rear Elevation > Rear
Finding:	Rear Timber fascia's - deteriorated due to exposed to weather
Information:	It appears that the wooden fascia's has sustained some form of damage from weathering. It looks like there is decaying or split on the fascia's timber. This type of damage can potentially weaken the structure over time, depending on the severity and the load the beam is bearing.

External timbers fascia's 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.

It would be wise to consult with a structural engineer or a professional contractor to assess the extent of the damage and recommend any necessary repairs. Depending on their evaluation, reinforcement, replacement, or other remediation steps might be needed to ensure the safety of the structure.



Defects 3.07

Building:	Main Building
Location:	Exterior walls - right side > Rear Right
Finding:	External walls cladding - Bulging, Detached & Nail popping
Information:	External walls cladding bulging, detached & nail popping was noted to right side wall. It is suspected that this bulging & detachment is caused by leaning large tree putting pressure & loads to the wall and lack of or failure in adhesion to framing a common indication of substandard workmanship during the installation phase.

Removal of the large tree & associated building works required to fix the bulging & detachment of the wall cladding should be completed, as the cause may be

significant and may indicate a structural defect which would require extensive works in the long-term future, including works to roof structures, wall frame structures, and associated finishes.

Further invasive inspection is required to determine the full extent of damage to the roof truss & wall frame structure. If the damages are structural it is advisable that a Structural Engineer also inspects the building and provide remediation scope which require to be carried out by registered builders.





Defects 3.08

Building: Main Building
Location: Patio Paving > Rear
Finding: Paving - Uneven
Information: Sections of the external paved area are uneven, creating a potential trip hazard. It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundation of the property.

Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

Re-paving of the area is required as soon as possible to remedy this situation. Further

consultation with a specialist concreter is advised.



Defects 3.09

Building:	Main Building
Location:	Rear Retaining Wall > Rear
Finding:	Timber Retaining Wall - Exposed to weather / Wood rot
Information:	The timber retaining walls are showing signs of deterioration and wood rot (fungal decay) of the timbers. It is suspected that this defect has developed as result of general aging and excessive exposure to weather.

Damp conditions or sustained weathering cause the timbers to fail, resulting in the frame failing to bear the load (or weight) as originally intended. Without repairs and maintenance or replacement, it is likely that serious structural damage to the roof frame may occur.

As timber elements are in direct contact with the ground, concealed termite infestation is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement may be required. Consultation with a registered builder

specialising in window framing is highly advised.





Defects 3.10

Building: Out Building
Location: Shed > Rear
Finding: External walls cladding - Cracked, Detached
Information: It appears that Shed rear external walls cladding sustained some form of damage & cladding appears to be detached & popping was noted. It is suspected that some form of modification were carried out or it is and lack of or failure in nail to framing a common indication of substandard workmanship during the installation phase.

Fixing of wall cladding should be completed, as in the long-term future, it may cause damages to the wall frame structures, and associated finishes.



Defects 3.11

Building: Out Building
 Location: Shed > Rear
 Finding: Gutters corroded away/damaged & inadequate/missing down-pipe installation
 Information: Gutters corroded away/damaged & inadequate/missing down-pipe installation were observed for the shed. This is generally a secondary defect caused by inadequate roof slope, installation of gutter & down-pipe which likely to lead to rust and water damage to gutter & associated structures if left unattended.

The shed roofing appears to have inadequate/missing down pipe and may not have appropriate roof slope.

Any areas of guttering that shows evidence may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.



Defects 3.12

Building: Out Building

Location: Shed > Rear
 Finding: Crack in shed concrete slab - Category 1
 Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Defects 3.13

Building: Out Building
 Location: Shed > Rear
 Finding: Timber Purlins - Exposed to weather / Wood rot
 Information: The shed timber purlins are showing signs of deterioration and wood rot (fungal decay) of the timbers. It is suspected that this defect has developed as result of general aging and excessive exposure to weather.

Damp conditions or sustained weathering cause the timbers to fail, resulting in the frame failing to bear the load (or weight) as originally intended. Without repairs and maintenance or replacement, it is likely that serious structural damage to the roof frame may occur.

Where wood rot is present to any timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement may be required. Consultation with a registered builder specialising in window framing is highly advised.



Defects 3.14

Building:	Out Building
Location:	Shed > Rear
Finding:	Shed Roof Truss - Rusted or corroded (non-severe)
Information:	Shed Roof Truss shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid

in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



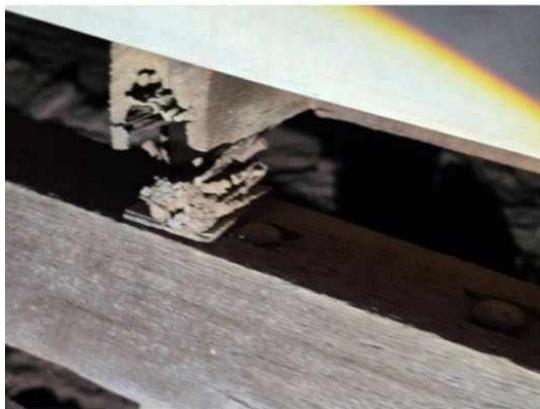
Defects 3.15

Building:	Main Building
Location:	Subfloor > Rear Right
Finding:	Timber Subfloor Joist - Exposed to weather / Wood rot
Information:	The timber subfloor joist are showing signs of deterioration and wood rot (fungal decay) of the timbers. It is suspected that this defect has developed as result of general aging and excessive exposure to weather.

Damp conditions or sustained weathering cause the timbers to fail, resulting in the frame failing to bear the load (or weight) as originally intended. Without repairs and maintenance or replacement, it is likely that serious structural damage to the roof frame may occur.

As timber elements are in direct contact with the ground, concealed termite infestation is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement may be required. Consultation with a registered builder specialising in window framing is highly advised.



Defects 3.16

Building: Main Building
 Location: Subfloor > All Areas
 Finding: Subfloor Stump - Wood rot
 Information: Some of the subfloor timber stump are showing signs of deterioration and wood rot (fungal decay) of the timbers. It is suspected that this defect has developed as a result of damp conditions or weathered and the rafter twisted under the load.

Also it appears that some of the stump has sustained some form of damage. It looks like there is a crack or split in the stump. This type of damage can potentially weaken the structure over time, depending on the severity and the load the stump is bearing.

Damp conditions or sustained weathering cause the timbers to fail, resulting in the roof structures failing to bear the load (or weight) of the roof as originally intended. Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects.

The presence of wood rot to the roof structure is also conducive to termite infestation. As timber stumps are in direct contact with the ground, concealed termite is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any structural timber, rectification or replacement of the

affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement of sections of the subfloor structure may be required. Consultation with a structural engineer or registered builder specialising in re-stumping is highly advised as soon as possible.

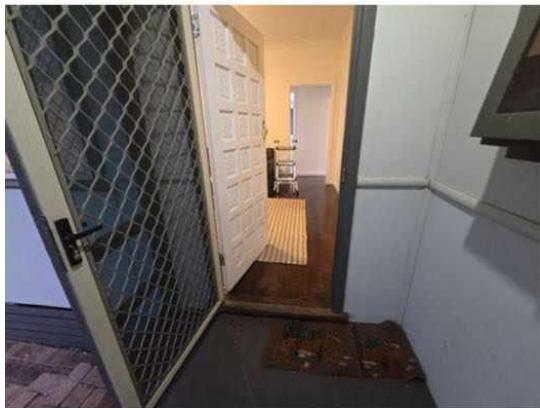
It would be wise to consult with a structural engineer or a professional contractor to assess the extent of the damage and recommend any necessary repairs. Depending on their evaluation, reinforcement, replacement, or other remediation steps might be needed to ensure the safety of the structure.



Defects 3.17

Building: Main Building
 Location: Entry Door > Front
 Finding: Entry Door 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.



Defects 3.18

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

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

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



Defects 3.19

Building: Main Building
 Location: Bedroom 1 > Front Right
 Finding: Settlement/sinking of Floor - Suspected Inadequate Subfloor support or settlement of Subfloor foundation
 Information: Floor settlement/sinking were observed. Subfloor foundation was suspected to have inadequate support and inappropriately sub-base were moved underneath the pilasters. While this type of construction is common for the era of building, additional support or underpinnig may be required.

Lack of support subfloor structures are likely to create strain on associated building elements, creating potential for primary damage including the collapse of subfloor. The subfloor is also unlikely to have sufficient support, which may lead to further settlement if left unmanaged.

- Level Measurements:
 - Measurements taken using a digital level indicate minor variations in the floor level is up to 31 mm/m slope, consistent with expected settlement over time.
- Cause: Likely due to Subfloor foundation settlement and/or inadequate support to floor.

- No major structural compromise such structural cracks on wall due to settlements was observed.

The Guide state a maximum deviation of 4 mm over 2 meter is acceptable.

It is advised that a Structural engineer be appointed to provide remedial advice which then could then be carried out by a licensed builder.

While it would appear that this defect has been present for a long period of time repair is recommended in the short term to ensure the longevity and structural integrity of the dwelling.





Defects 3.20

Building: Main Building
Location: Bedroom 1 > Front Right
Finding: Cracks to internal rendered surfaces (hairline)
Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 0, described as hairline cracks that do not require repair and which are less than 0.1mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.21

Building: Main Building
 Location: Bedroom 1 > Front Right
 Finding: Ceiling - Water damaged
 Information: Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

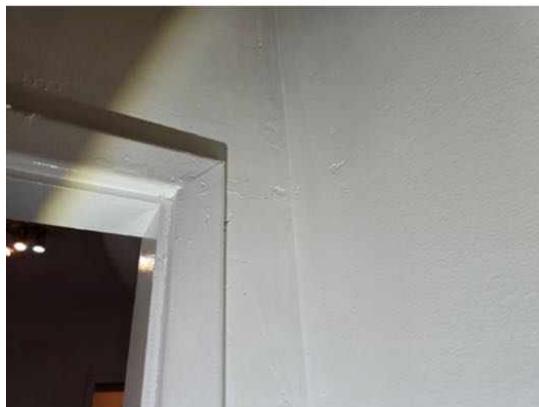
Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.



Defects 3.22

Building: Main Building
 Location: Dining Room > Centre
 Finding: Cracks to internal rendered surfaces - Category 1
 Information: It has been observed that cracking to internal rendered surfaces has occurred in this area. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Section D Significant Items

D4 Further Inspections

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

- Asbestos Inspector
- 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

- Compared to other buildings of a similar age, the visual appraisal and a limited assessment of serviceability of the weatherboard/timber frame dwelling at the time of inspection was in a fair condition. All significant items have been noted in the body of the report and will require addressing.

The stability of the subfloor & roof structure is of concern due to settlement in the foundations & rafters cracks in the roof structure. The relevant professional services should be engaged immediately to clarify any required work. Maintenance work items needing attention may be performed at the client's discretion. Works should not be neglected as further deterioration may occur.

It is suspected that Asbestos maybe present in the property which could be safety hazard if disturbed.

Several limitations and obstructions impeded the inspection and, if feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Gopan Mondal on: 0474 474 284

Section E Attachments and Further Comments

- Defects Report

- Definitions

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

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





Noted Item

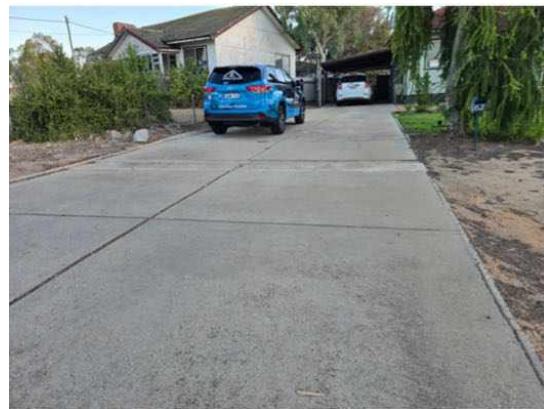
Building: Main Building
Location: Roof Void > All Areas
Finding: Obstructions and Limitations - Roof Cavity
Information: These photographs are an indication of the obstructions and limitations which impeded inspection of the Roof Cavity area at the time of inspection. These obstructions can hide an array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

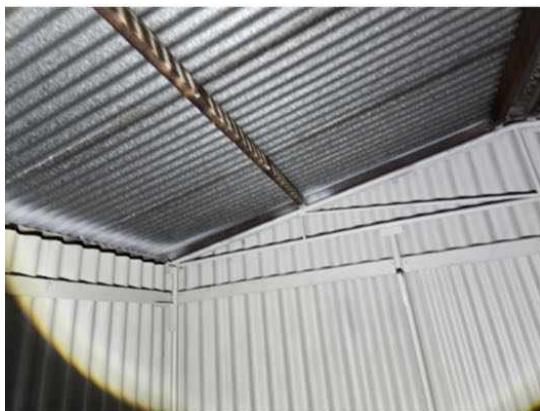




Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





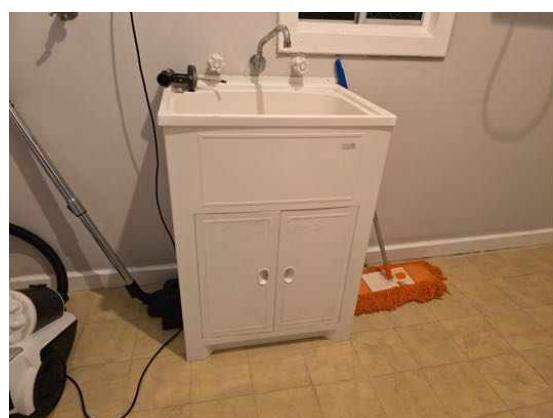
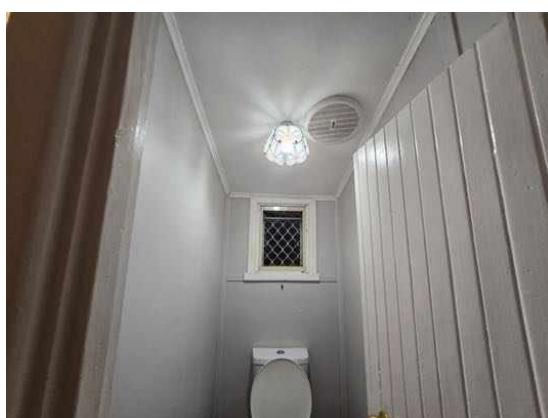
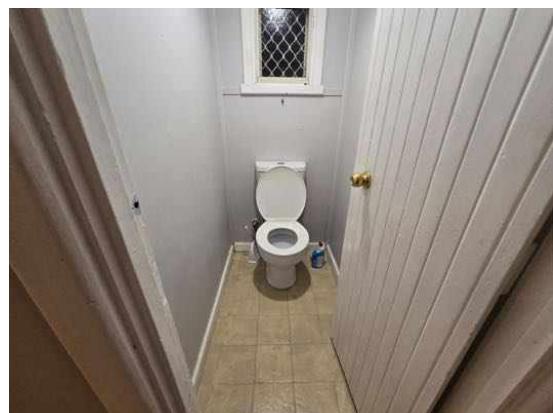
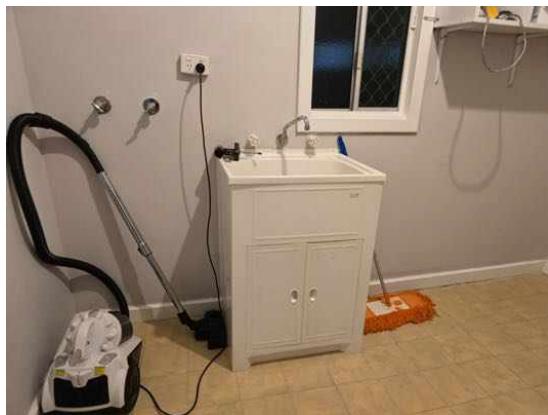




Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference













Noted Item

Building: Main Building
Location: Roof Exterior > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Main Building
Location: Roof Void > Rear, Centre
Finding: Additional Photos
Information: Additional photos are provided for your general reference







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.
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.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
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 a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

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.

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.