



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 1 Apr 2026

Property Address: 76 Firetail St, South Nowra NSW 2541, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 1 Apr 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 76 Firetail St, South Nowra NSW 2541, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Nick Pepper Ph: 0407 011 477  
Email: Jervisbay@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Jervis Bay)

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Company Address and Postcode: Vincentia 2540

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Company Email: Jervisbay@jimbuildinginspections.com.au

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Company Contact Numbers: 0407 011 477

## 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: Please read all defect statements and view all photos in full to understand this report completely.

The findings in this report are based on the access availability on the day of inspection. Please note some of the obstruction listed below.

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

The building compared to others of a similar age and construction appears to be in good condition. The minor defects identified are a maintenance issue and can be rectified at the owners discretion.

Areas of 'Bridging of Termite Management Systems' are at high risk of concealed termite ingress. These areas should be treated and monitored or cleared as soon as possible to reduce concealed termite activity.

Due to the location of the property it is advised you contact the Pest Controller who installed the post construction termite management system for maintenance instructions. Flick 131 440 installed their product on 4/4/23.

#### Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from inspection due to, but not limited to, include the following:

- areas bridging termite management systems.
- areas above safe working height.
- areas too small to enter in the roof space and walls.
- no access through wall, floor, ceiling and roof linings.
- patios.
- stored items.
- furniture.
- insulation & sarking.
- ducting.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.
- vehicles.

A further invasive inspection is recommended to these areas immediately.

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Fabricated Metal Fence, Garage, Driveway, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Patio, Skirting Boards, Doors, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Roof Void - Part
- Timber Retaining Walls
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Interior areas due to lack of access.
- Outside of the fencing.
- Roof Exterior - Part
- 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of natural or acceptable lighting
- Lack of suitable access or entry point
- Landscaping
- Patio
- Pipework
- Stored items
- Sarking
- Rugs
- Roofing material is a slip hazard - not safe to access
- Roof framing - not trafficable

- Vegetation
- Vegetation obscured up to 75% of the area for inspection.
- Wallpaper or Wall Coverings
- Webbing of roof trusses - not trafficable

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

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

No evidence was found

### Live Timber Pest Activity

No evidence was found

### Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	Bridging of Termite Management System
Information:	Bridging of termite management system occurs when a termite management system or inspection zone are covered by exterior objects where termites can enter a structure undetected. Due to the bridging this property it is considered High Risk for concealed termite ingress which should be treated and inspected every 6-12 months.

Generally this takes the form of finished ground levels external paving, concrete, fencing posts, gardens, vegetation, plumbing, stored items etc being retrospectively installed above the ant cap level or weep and ventilation holes.

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



## Finding 6.02

Building:	Main Building
Location:	External Walls
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

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

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



**Evidence of fungal decay activity and/or damage**

No evidence was found

**Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- The building compared to others of a similar age and construction appears to be in good condition. It does however have a few minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection and areas of low clearance and poor access meant a complete inspection of the roof space and walls was not possible and areas of furniture, stored items, insulation and garden vegetation meant some areas were obstructed.

#### Timber Pest

As this dwelling is HIGH susceptibility to termite ingress the following items are highly recommended:

- Maintain the current Termite barrier system to the property (consult the installer to maintain warranty periods & conditions) Flick 131 440 installed their product on 4/4/23.
- Remove or treat any materials bridging the termite management system (to prevent concealed termite entry).
- Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections.
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months.

#### Additional information:

- Trees within 50m of the house that are on other properties cannot be inspected.

#### Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from Inspection due to, but not limited to, include the following:

- areas bridging termite management systems.
- areas above safe working height.
- areas too small to enter in the roof space and walls.

- no access through wall, floor, ceiling and roof linings.
- patios.
- stored items.
- furniture.
- insulation & sarking.
- ducting.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.
- vehicles.

A further invasive inspection is recommended to these areas immediately.

For further information, advice and clarification please contact Nick Pepper on: 0407 011 477

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

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

#### Inaccessible Areas Due to Obstructions and Limitations

Many areas were obstructed from inspection due to, but not limited to, include the following:

- areas bridging termite management systems.
- areas above safe working height.
- areas too small to enter in the roof space and walls.
- no access through wall, floor, ceiling and roof linings.
- patios.
- stored items.
- furniture.
- insulation & sarking.
- ducting.
- rubbish and debris.
- obstructions from other building materials.
- finished concrete and paving levels.
- finished ground levels.
- vegetation.
- vehicles.

A further invasive inspection is recommended to these areas immediately.





## The following items were noted as - Evidence of a previous termite management program

### Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your

meter box) observable physical barriers installed to building perimeter and in ground reticulation systems. Flick 131 440 installed their product on 4/4/23.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.



Flick Anticimex		TERMITE PROTECTION NOTICE	
In accordance with BCA 1.1.3 & AS 3660.1:2014			
BUILDER	Amsterton Homes	South Nowra	2561 NSW
PROPERTY ADDRESS	76 Firehailg		
PHYSICAL TERMITE MANAGEMENT SYSTEMS			
SLAB PENETRATION	<input checked="" type="checkbox"/>	corners	16/3/23 50 years
CONSTRUCTION JOINTS	<input type="checkbox"/>		
EXTERNAL PERIMETER	<input checked="" type="checkbox"/>	Spilcoquid	4/4/23 50 years
RETAINING WALL	<input type="checkbox"/>		
ANT CAPPING	<input type="checkbox"/>		
CHEMICAL TERMITE MANAGEMENT SYSTEMS			
EXTERNAL PERIMETER	<input type="checkbox"/>		
SUB FLOOR AREA	<input type="checkbox"/>		
UNDER SLAB	<input type="checkbox"/>		
OTHER	<input type="checkbox"/>		
<p><b>WARNING: To the owner of the building about inspection and maintenance</b></p> <p>This termite management system needs to be maintained on a regular basis. The Australian Standard for termite protection (AS3660.1) recommends regular, competent INSPECTIONS of the building for termite activity at least every twelve months, or high termite risk areas more frequent inspections may be required as defined by your inspector. It is needed to ensure that any termite have not brought or breached the system and may render the structure liable to termite attack. Do not be careless parties or make any alterations or additions (including porches, awnings, verandahs etc) adjacent to the protected areas until the installing company has been notified. Additional treatment may be required in these areas. Failure to have additional treatment will compromise the effectiveness of the management system and any warranty offered.</p> <p><b>ADDITIONAL WARNING:</b> Failure to have annual inspections may void the warranty obligations of the builder and the installing company will not provide a warranty to a building inspected or treated by another party.</p> <p>Ensure you ring Flick Anticimex to arrange your regular follow-up inspection.</p>			
13 14 40			

## Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

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