



Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Mar 2026

Property Address: 6 Wirreanda Cl, WARRAWEE, NSW, 2074,
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: Wed, 18 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 6 Wirreanda CI, WARRAWEE, NSW, 2074, Australia

Client's Email Address:

Client's Phone Number:

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Advanced Diploma of Building Surveying - CPCSS00004

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Company Address and Postcode: Lidcombe 2141

Company Email: Lidcombe@jimbuildinginspections.com.au

Company Contact Numbers: 0450 250 739

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: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and 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. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type

Residential

Company or Strata title

Unknown

Floor

Slab on ground, Brick Stumps or Piers

Furnished

Furnished

No. of bedrooms

4

Occupied

Occupied

Orientation

Other Building Elements

Driveway, Garage, Retaining Walls

Other Timber Bldg Elements

Architraves, Deck, Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Window Frames

Roof

Tiled, Timber Framed, Pitched

Storeys

Split Level

Walls

Brick Veneer, Light Weight Wall Clad

Weather

Raining

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
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

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

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
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Lack of clearance - subfloor
- Lack of natural or acceptable lighting
- Lack of suitable access or entry point
- Landscaping
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- Subfloor was obscured due to poor clearance and obstructions. Less than 50% of the inspectable area was accessible.
- Vegetation obscured up to 75% of the area for inspection.

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building:	Main Building
Location:	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.





Finding 1.02

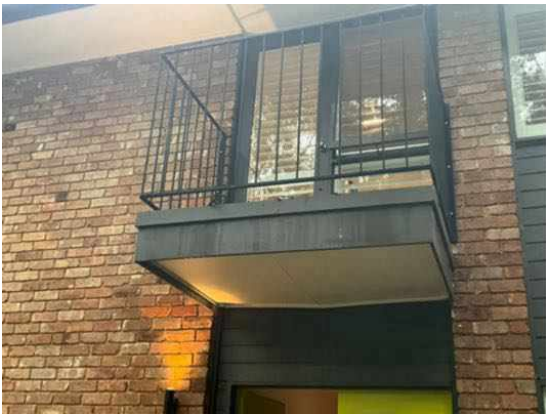
Building: Main Building
 Location: All Areas
 Finding: External timber balcony or deck-structural stability
 Information: The load capacity of the external balcony or deck could not be verified during the inspection.

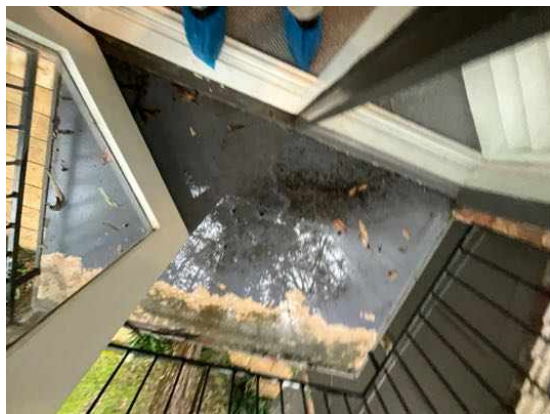
External timber structures are also constantly exposed to weather deteriorates in an exhilarate manner, ongoing assessments are required.

It is highly recommended that a structural engineer further, assess the external timber balcony or a deck to inform the client of its load capacity.

Regular maintenance inspections by competent practitioners is needed.







Finding 1.03

Building:	Main Building
Location:	Yard - Back
Finding:	Exposed Electrical Wiring
Information:	The electrical wiring is exposed with visible copper conductors. This condition poses a potential electrical hazard, particularly in an environment where moisture, dust, or accidental contact may occur. Exposed wiring is a non-compliant installation under Australian Standards and requires immediate attention.

Risk Assessment:

- **Electrical Shock Risk:** High risk of electric shock or electrocution if the exposed wires are live and come into contact with individuals or conductive materials.
- **Fire Risk:** Increased risk of fire if the exposed wiring creates a short circuit, especially in a subfloor area with potential combustible materials.
- **Compliance Risk:** The exposed wiring does not meet safety standards and may void insurance coverage if left unrectified.

Recommendation for Rectification:

- **Engage a Licensed Electrician:** A licensed electrician should be contacted to assess and repair the exposed wiring. They may need to replace damaged cables, enclose the wiring in a conduit, or re-route it to ensure it meets safety standards.

This issue should be classified as a major defect due to the high safety risk associated with exposed electrical wiring.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof was not in a fair condition. While weathering of the roof is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





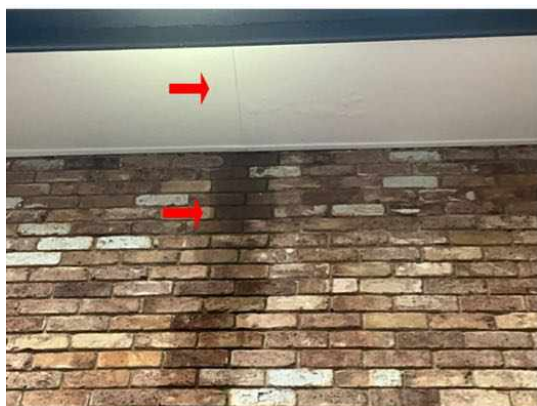


Finding 2.02

Building: Main Building
Location: All Areas
Finding: Eaves - water Stained
Information: Water stains are present on eaves, indicating a potential water leak or seepage issue.

Prolonged water exposure can lead to structural damage, mold growth, and compromise the aesthetic appeal of the affected area. Additionally, it may indicate underlying issues that, if unaddressed, can escalate and result in more extensive damage.

A qualified plumber or water damage restoration specialist should investigate and address the source of the water stains. Repairing leaks, improving waterproofing, and, if necessary, restoring the affected surfaces are crucial to preventing further damage and maintaining the integrity of the space.



Finding 2.03

Building: Main Building
 Location: Garage
 Finding: Retaining wall - Leaning
 Information: The retaining wall on the property exhibits signs of leaning, compromising its structural integrity and functionality. This defect poses a risk of potential collapse, soil erosion, property damage, and possible injury to individuals nearby.

Risk:

1. Structural instability leading to potential collapse.
2. Soil erosion impacting the stability of surrounding areas.
3. Property damage including damage to adjacent structures, landscaping, or utilities.
4. Potential injury to individuals if the wall collapses or fails.

Resolution:

A qualified structural engineer or contractor specializing in retaining wall construction should assess the extent of the defect and recommend appropriate remedial measures. Depending on the severity of the issue, solutions may include reinforcement, repair, or replacement of the retaining wall. It's crucial to address the defect promptly to mitigate risks and ensure the safety and stability of the property.



Finding 2.04

Building:	Main Building
Location:	All Areas
Finding:	Soil Erosion Under Structure
Information:	Soil erosion is evident around and beneath the structure's support post, exposing the base and potentially undermining its stability. This erosion appears to be caused by poor drainage and surface runoff.

Risk:

1. Structural Instability – Continued erosion may weaken the support footing, leading to settlement or movement.
2. Moisture-Related Damage – Water pooling in the eroded area can contribute to rusting of steel components or rotting of timber elements.
3. Trip Hazard – The uneven surface around the post creates a safety risk for occupants and maintenance personnel.
4. Drainage Issues – Erosion can redirect water flow, potentially leading to further issues in the surrounding area.

Recommended Action:

- Install a proper drainage system to redirect water away from the structure.
- Compact and backfill the eroded soil with appropriate material (e.g., compacted gravel or stabilised soil).
- Consider adding a concrete footing or paving around the post to prevent further erosion.
- Implement erosion control measures such as grass cover, geotextiles, or retaining barriers.

Who Can Fix It?

- Structural Engineer – If significant movement has occurred, an engineer should assess the integrity of the post.
- Landscaper or Drainage Specialist – To improve site drainage and prevent further erosion.
- Builder – To backfill and compact the soil, install protective measures, or reinforce the footing.

Immediate attention is advised to prevent further structural issues and safety risks.





Finding 2.05

Building: Main Building

Location: Subfloor

Finding: Subfloor- Wood Rot in Bearer and Joist

Information: The bearer and joist in the subfloor show significant wood rot, which has compromised the structural integrity of the timber. Wood rot typically occurs due to prolonged exposure to moisture, and in this case, it has led to severe decay, weakening the timber and reducing its load-bearing capacity. This deterioration poses a critical risk to the overall stability of the floor structure.

Risk Assessment:

- **Structural Risk:** High risk of structural failure in the affected area due to compromised load-bearing capacity. If left unaddressed, this could lead to sagging, uneven floors, or even collapse in extreme cases.
- **Safety Risk:** Elevated safety risk for occupants, as a weakened subfloor could fail under load, posing a potential hazard.
- **Moisture and Decay Propagation Risk:** The presence of rot in the timber can spread if the source of moisture is not addressed, potentially affecting adjacent timbers and leading to widespread damage.

Recommendation for Rectification:

- **Engage a Licensed Carpenter or Structural Engineer:** A qualified carpenter or structural engineer should assess the extent of the damage and replace the affected bearer and joist. They will ensure the replacement timbers are adequately treated and installed to meet structural standards.
- **Address Moisture Source:** It is critical to identify and eliminate the moisture source contributing to the wood rot. Improving subfloor ventilation, repairing leaks, or installing a moisture barrier may be necessary to prevent future decay.

This defect should be classified as a major defect due to the severe impact on structural integrity and safety. Immediate action is required to rectify the issue and maintain the building's stability.





Finding 2.06

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor- leaking plumbing fittings
Information:	Evidence of leaking plumbing fittings was observed within the subfloor area. Moisture staining and timber deterioration suggest prolonged water exposure from faulty pipe joints or fixtures.
Risk:	<ul style="list-style-type: none"> • Structural damage to timber framing and flooring due to continuous moisture exposure. • Mould growth and decay, posing potential health risks and further degradation of building materials. • Pest attraction, as damp environments are conducive to termites and other pests. • Non-compliance with plumbing standards and risk of escalation if not addressed promptly.
Who Can Fix It:	<ul style="list-style-type: none"> • A licensed plumber should be engaged to identify the exact source of leakage,

repair or replace faulty fittings, and confirm watertight integrity. A builder may also be required to assess and rectify any structural damage.



Finding 2.07

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

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

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



Finding 2.08

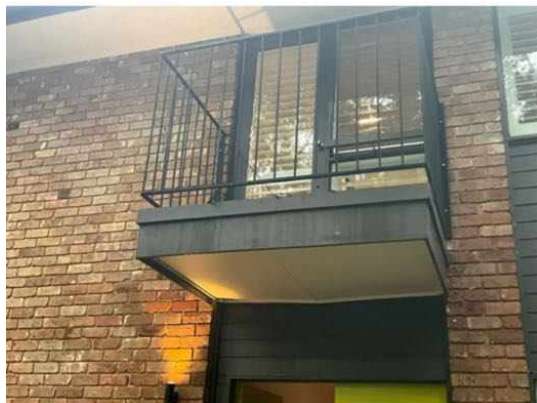
Building: Main Building
Location: Balcony
Finding: Surface Drainage - Balcony water pooling
Information: Water pooling was observed on the balcony surface, indicating inadequate slope or ineffective drainage design.

Risk:

Water ponding can lead to slip hazards, surface deterioration, tile damage, and potential moisture ingress, compromising structural elements and waterproofing systems.

Further assessment and rectification by a licensed builder or waterproofer is recommended.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Garage
Finding:	Blocked gutters - organic debris
Information:	The roof gutter system was observed to be blocked with organic debris and moss growth, as evident in the provided images.

Risk:

Blocked gutters can prevent proper stormwater drainage, leading to water overflow. This may result in:

- Water ingress into the eaves or walls,
- Timber rot or deterioration of fascia and soffits,
- Accelerated moss and algae growth, promoting further blockages,
- Potential foundation issues if water pools near the base of the structure.

Recommended Action:

Cleaning of the gutters and downpipes is required to restore proper drainage function. Installation of gutter guards may also be considered to prevent future blockages.

Who Can Fix It:

A licensed roofing contractor or qualified gutter cleaning service should be engaged to remove the debris and inspect the system for any further issues.

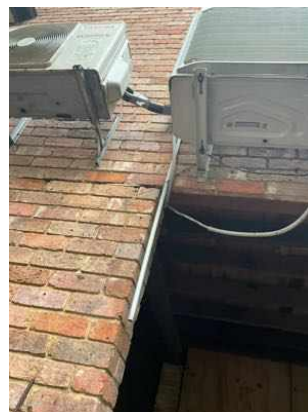
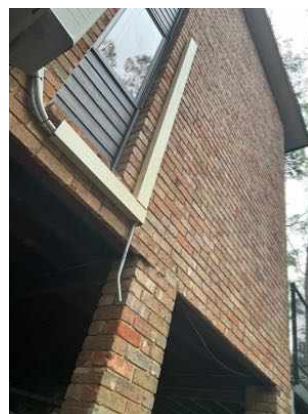


Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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



Finding 3.03

Building: Main Building

Location: Yard - Back

Finding: Retaining wall - Defective

Information: The retaining wall in this area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.



Finding 3.04

Building: Main Building

Location: Living Room

Finding: Paint Bubble

Information: A visible paint bubble (or blister) was identified on the surface. The deformation appears as a raised area in the paint film, typically resulting from adhesion failure between the paint and substrate, possibly due to moisture, poor surface preparation, or incompatible paint layers.

Risk Assessment:

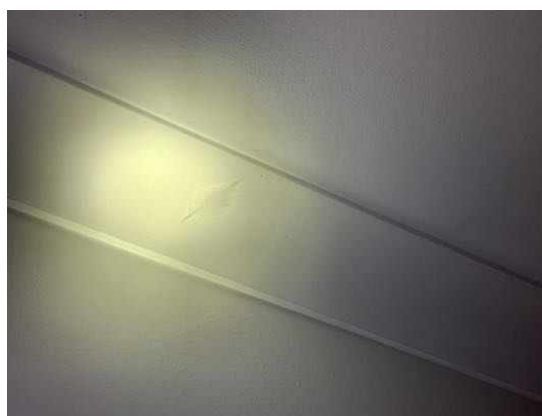
As per AS 4349.1-2007, this is considered a minor defect. However, if moisture is the cause, it may indicate an underlying issue such as water ingress or high humidity, which could worsen over time and lead to mould growth or plasterboard deterioration if left unattended.

Rectification Recommendation:

A licensed painter or plasterer should assess the cause of the blister. If moisture is present, the source must be identified and rectified before repairs. Once dry, the affected area should be scraped back, sealed, patched, and repainted. Further investigation may be required if there is suspicion of plumbing or roofing leaks above the ceiling.

Classification (as per AS 4349.1):

Minor Defect — unless associated with active moisture ingress, in which case it may be upgraded depending on extent and cause.



Finding 3.05

Building:	Main Building
Location:	Bathroom studio
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as

the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



Finding 3.06

Building:	Main Building
Location:	Living Room
Finding:	Evidence of excessive moisture - Drywall
Information:	Excessive moisture is present at the time of , indicating a potential water leakage issue within the wall.

The prolonged presence of moisture can lead to mold growth, deteriorate the structure, and create an environment conducive to health hazards. Additionally, it may

compromise the adhesive holding the tiles, leading to their detachment.

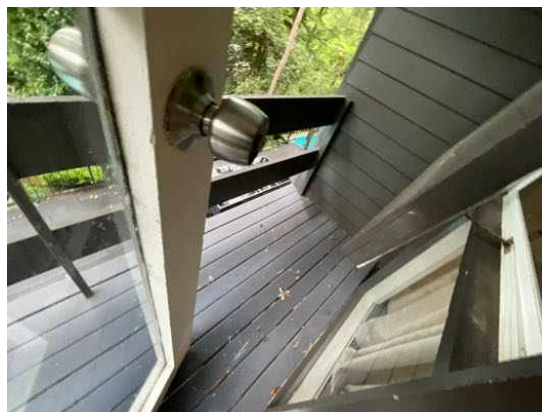
A licensed plumber or a qualified contractor specializing in water damage remediation should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.



Finding 3.07

Building:	Main Building
Location:	Balcony 2
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues. For minor causes, a qualified carpenter or general handyman should be appointed to perform minor rectification works at client discretion.



Finding 3.08

Building:	Main Building
Location:	Ensuite
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



Finding 3.09

Building: Main Building
Location: Bathroom upstairs

Finding: Shower - Damp

Information: Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

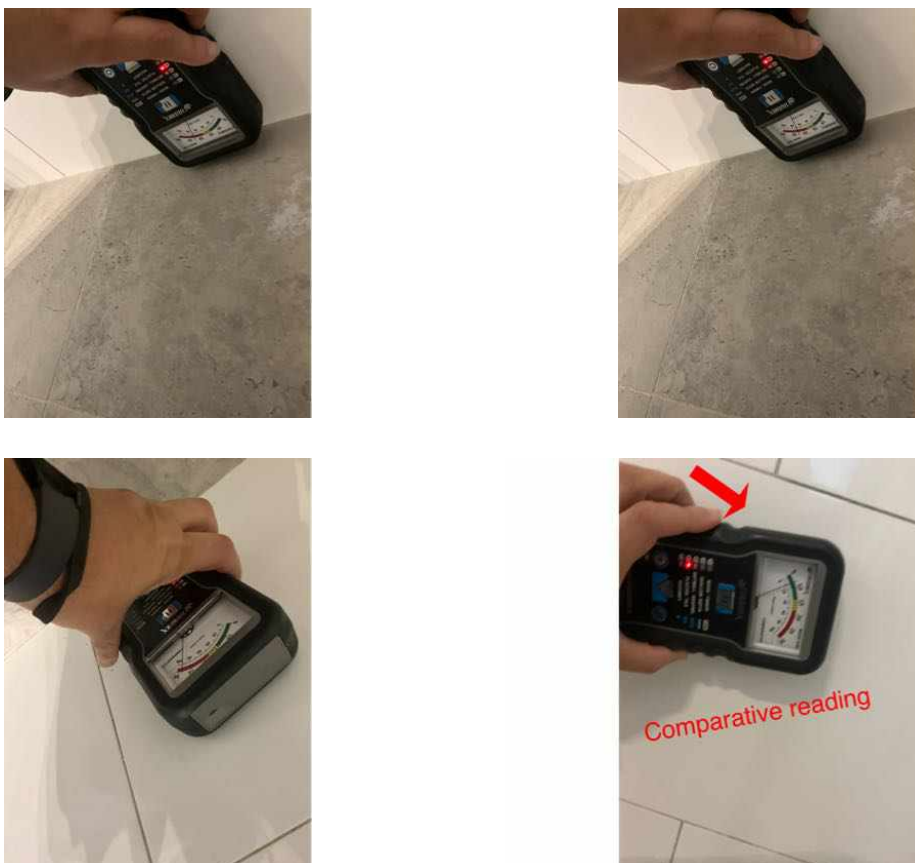
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Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





Finding 3.10

Building:	Main Building
Location:	Roof Void
Finding:	Exhaust fan not vented out
Information:	The exhaust fan located within the roof void is not appropriately ducted to the external atmosphere and is currently discharging moist air directly into the roof space. This is considered a defect under AS 4349.1, as it does not meet the minimum standard of residential building performance expected under normal residential building practices.

Risk Implication:

This condition may lead to excessive condensation within the roof void, increasing the risk of mould growth, deterioration of insulation, timber decay, and overall reduced durability of building elements. It may also result in poor indoor air quality, potentially affecting occupant health.

Recommended Action:

It is recommended that the exhaust fan be modified by a licensed HVAC contractor or qualified builder, ensuring it is properly ducted to discharge externally in accordance with manufacturer specifications, the National Construction Code (NCC), and applicable Australian Standards.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building: Main Building
 Location: Yard - Back
 Finding: Suspected - Timber pest damage
 Information: Despite no live termite or timber pest activity being indicated, suspected previous timber pest damage was found to have affected this area. This damage is considered to be inactive at the time of inspection.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen.

A licensed pest controller must be appointed to provide a further invasive inspection.







Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls - rear
Finding:	No Evidence of Termite Management System - Durable notice / Legible Sticker
Information:	The application of a pre & post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice was not placed in the switchboard unit to indicate current termite barriers is legible at the time of inspection.

Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained.





Finding 6.02

Building: Main Building
Location: All Areas
Finding: Dense vegetation around a property can increase the risk of termite infestation
Information: The presence of dense vegetation around a property can increase the risk of termite infestation, as it provides a conducive environment for them. To address this, consider maintaining a clear space between the vegetation and your home. If you suspect a termite issue, it's advisable to consult with a licensed pest control professional for inspection and treatment.





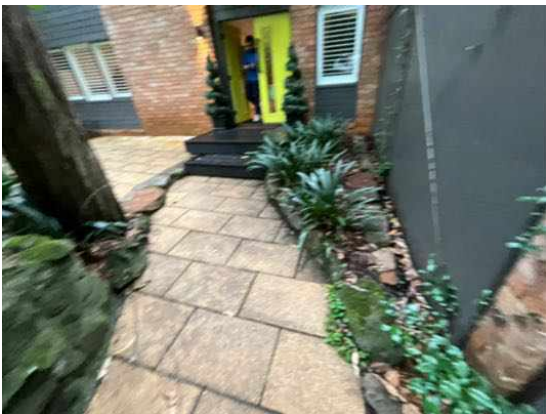


Finding 6.03

Building: Main Building
 Location: All Areas
 Finding: Timber on ground / conducive conditions to termite damage
 Information: Timber on the ground is indeed conducive to termite damage. Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation.

To prevent this, it's important to keep timber elevated and away from direct ground contact. Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.







Finding 6.04

Building: Main Building

Location: All Areas

Finding: Slab Edge - Exposure

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

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

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





Finding 6.05

Building:	Main Building
Location:	All Areas
Finding:	Aircon - Excessive moisture conducive condition near Air-conditioner
Information:	<p>Excessive moisture near an air conditioner can indeed create conducive conditions for termites. Termites are attracted to damp and decaying wood, which can be found in areas with high moisture levels. To fix this issue:</p> <ol style="list-style-type: none"> 1. Fix Leaks: Check for any leaks or condensation around your air conditioning unit. Repair any damaged pipes, drains, or insulation that may be causing moisture buildup.

2. Proper Drainage: Ensure that your air conditioner has proper drainage. Make sure the condensate drain line is clear and directed

away from your home's foundation.

3. Ventilation: Improve ventilation around the unit. Ensure that the area is well-ventilated to reduce humidity levels.

4. Regular Maintenance: Schedule regular maintenance for your air conditioning system. This can help prevent leaks and ensure

it's working efficiently, reducing the chance of moisture.

5. Please consult a HVAC Technician: HVAC (Heating, Ventilation, and Air Conditioning) technicians are trained to diagnose and

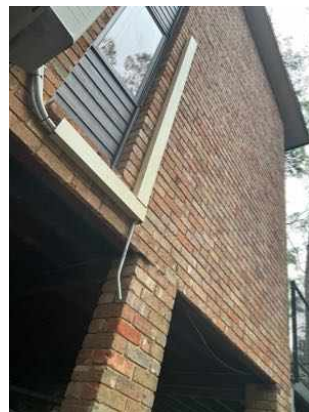
repair a wide range of air conditioning problems. They can handle issues with the cooling system, refrigerant, electrical components, and more.

6. Consult an appropriate and Qualified Professional: For severe moisture issues or persistent termite problems, consult with a

pest control professional who can provide targeted solutions.

By addressing these issues, you can reduce the moisture levels around your air conditioner and minimize the attractiveness of the area to termites.





Finding 6.06

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - poor ventilation, inadequate site drainage, water stains
Information:	The subfloor lacks adequate ventilation, suffers from inadequate site drainage, exhibits water stains, creating conducive conditions for timber pests such as termites.

Risk: The combination of poor ventilation, inadequate drainage, water stains significantly increases the risk of timber pest infestations. Termites are attracted to moist environments and can thrive in subfloors with high humidity levels and water damage. The lack of proper ventilation and drainage exacerbates moisture retention, providing an ideal habitat for timber pests to establish colonies and cause extensive damage to the subfloor structure. Additionally, water stains indicate previous or ongoing moisture issues, which further attract timber pests and contribute to the deterioration of timber materials.

A licensed pest control professional specializing in timber pest management should be consulted to assess the extent of the infestation and develop a comprehensive treatment plan. They can implement strategies to eliminate existing timber pests, such as termites and prevent future infestations by addressing underlying moisture issues. Additionally, a qualified plumber or builder may be needed to improve subfloor ventilation, enhance site drainage, repair water-damaged areas. Regular inspections and maintenance are essential to ensure ongoing protection against timber pests and maintain the structural integrity of the subfloor.





Finding 6.07

Building:	Main Building
Location:	Bathroom studio
Finding:	Excessive moisture - Conducive to Timber pest
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Finding 6.08

Building:	Main Building
Location:	Living Room
Finding:	Excessive moisture - Conducive to Timber pest
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



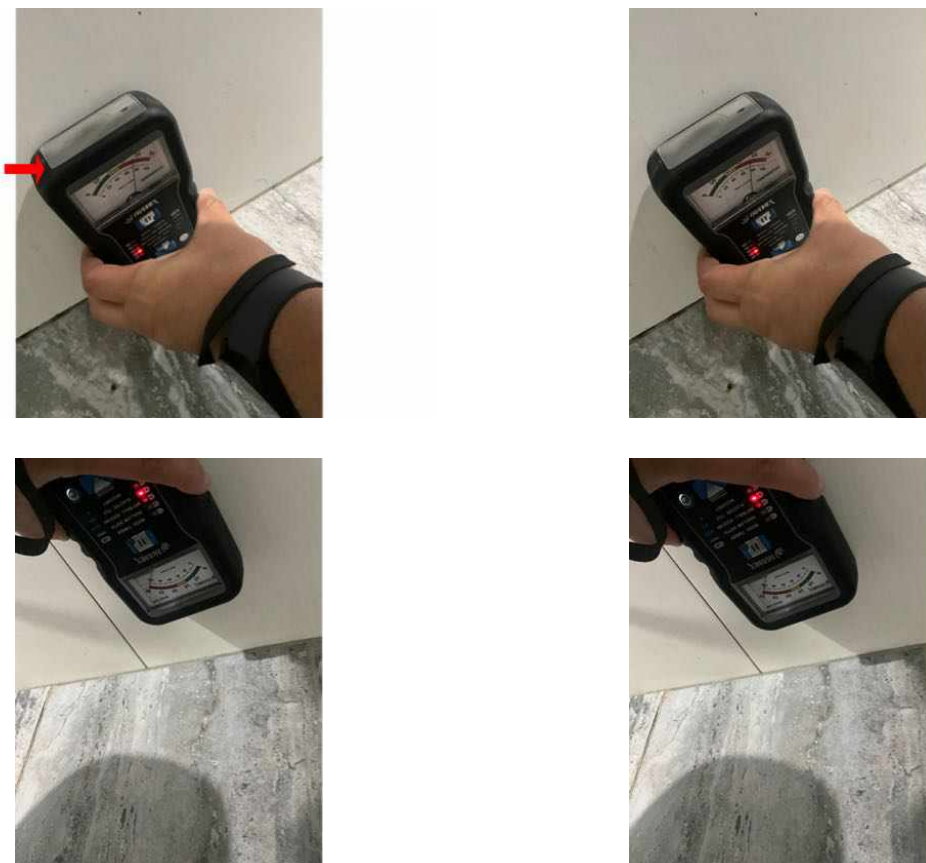
Finding 6.09

Building:	Main Building
Location:	Ensuite
Finding:	Excessive moisture - Conducive to Timber pest
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Finding 6.10

Building:	Main Building
Location:	Bathroom upstairs
Finding:	Excessive moisture - Conducive to Timber pest
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: All Areas

Finding: Wood rot

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

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

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

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







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
- Asbestos Inspector
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder
- Structural Engineer
- Sub Floor Ventilation Specialist
- 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 Inspection Conclusion

A Building and Timber pest inspection was carried out on this property. At the time of inspection, a durable notice and evidence of pest treatment were not found.

Conducive conditions & Timber pest damage was observed which are noted in the body of the report.

The following recommendations are always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months
2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable
3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termiticide and certified by a licensed pest technician
4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor applicable)

and around the dwelling perimeter are removed to prevent potential timber pest infestation

5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice. Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points. If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite inspection to completely rule out termite or timber pest presence in the dwelling.

Termite barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every six to twelve months. Regular inspections DO NOT stop timber pest attack but are designed to limit the amount of damage that may occur by detecting problems early.

Compared to other buildings of a similar age, brick veneer/ clad dwelling at the time of inspection was found to be in a fair condition with some Safety, Major and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all 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 Adam Ahmed on: 0450 250 739

Section D Significant Items

The following items were noted as - For your information

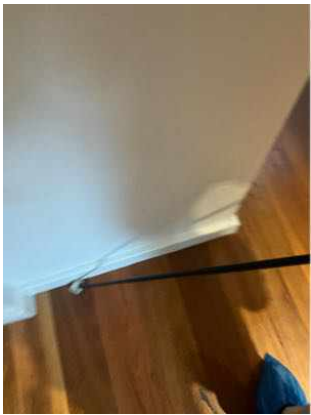
Noted Item

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





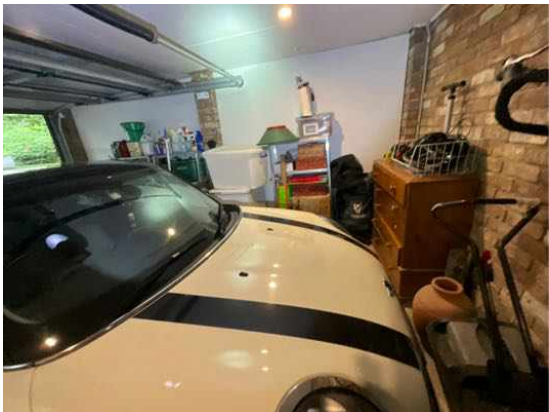


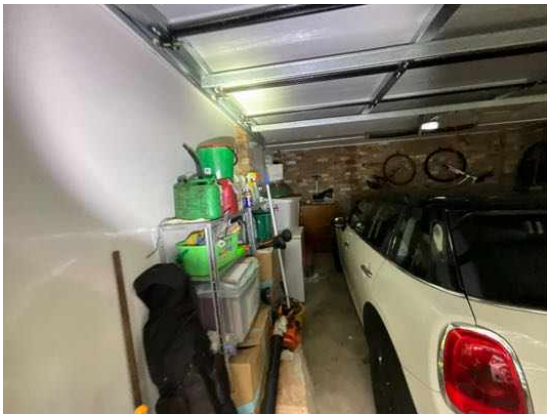
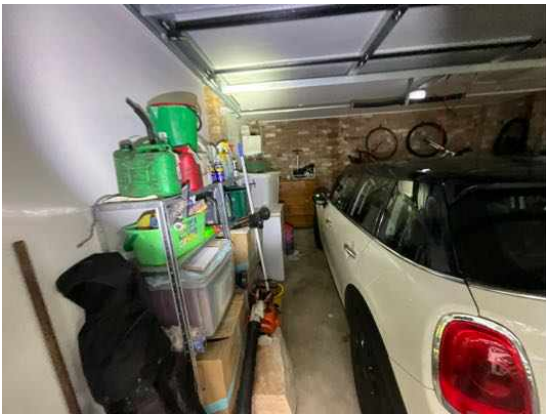




Noted Item

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.





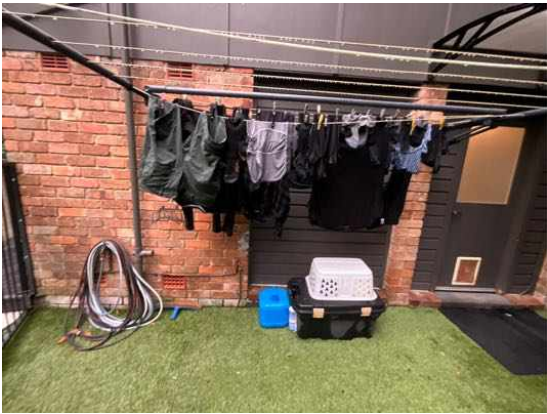












Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.