Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 9 Feb 2026

Property Address: 4/53 Horbury St, Sans Souci NSW 2219, Australia

Contents

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

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

Original Inspection Date: Mon, 9 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	4/53 Horbury St, Sans Souci NSW 2219, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply:
- The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.
- 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 entirety at their own risk.
- This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to

understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

PLEASE NOTE:
THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

When reading the report, please take note of the defect classifications, as per the definitions contained within
"AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report:

* Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard.

* Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property.

* Minor Defect - A defect other than a major defect.

NB - All minor defects can become major defects and/or saftey hazards in the future if rectification works and regular maintenance of the property are not undertaken as soon as possible.

All safety Hazards should be rectified immediately as a matter of urgency

All major defects should be rectified immediately as a matter of urgency.
Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards.

The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future.

Some areas of the roof void and subfloor were not accessible at the time of inspection, and therefore these areas of the building forms no part of this report.

It is strongly advised to make access possible to these areas by whatever means necessary.

It is recommended to contact the building inspector once access is gained.

Several areas roof exterior could not be accessed due to height restrictions and ladder limitations.

It is advised that a roofing contractor be appointed to inspect the roof for any defects.

As the roof of any structure is exposed to the weather more than any other building element the chances of deterioration is high.

The New South Wales region is subject to severe weather events on a recurring basis. During periods of intense storms and wind-driven rain, water may be forced into areas not typically exposed under normal weather conditions. These events can overwhelm standard residential roofing systems, including waterproofed areas, skylights, flashings, and guttering. Consequently, water ingress may occur in situations that would not otherwise present issues under typical rainfall. Therefore, no assurance or guarantee can be given against potential future roof leaks resulting from such extreme weather conditions.

It is highly advised to have the roof inspected on a regular basis to determine the integrity of all roofing elements including tiles,roof sheets,skylights, roof vents, flashing,solar panel fixings,guttering, down pipes etc.

Not all windows and doors were inspected for operational integrity due to obstructions and limitations.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.

To respect privacy, not all photos in regards to obstruction limitations have been published.

PLEASE NOTE:

Some defects in this report may be the responsibility of strata management

It is highly advised to check with strata in regards to all defects prior to any commencement of rectification work.

It is recommended to obtain a strata report to be read in conjunction with this inspection report.

TERMITE MANAGEMENT

Termite management in villa complexes is particularly challenging due to shared structural elements, limited access to all areas, and reliance on coordinated maintenance by the Owners Corporation. Australian Standard AS 3660 requires that buildings be provided with an effective termite management system and that this system be maintained, monitored, and not compromised over time.

In strata environments, concealed construction, service penetrations, balcony interfaces, and garden beds adjacent to external walls can increase the risk of concealed termite entry. Additionally, alterations by occupants, such as floor coverings, cabinetry, or wall linings, may obstruct visual inspection zones

or breach termite management measures.

Failure to maintain compliant termite management systems may allow undetected termite activity, potentially resulting in significant structural damage. The absence of visible termite activity at the time of inspection does not guarantee the property is termite free, particularly where access is restricted or inspection zones are concealed.

Strata management should ensure that a compliant termite management system in accordance with AS 3660 is installed, clearly documented, and subject to regular inspections by a licensed timber pest inspector. Any breaches to inspection zones or termite barriers should be rectified promptly. Apartment owners are advised to obtain confirmation that routine termite inspections and maintenance form part of the strata maintenance program and to report any signs of termite activity immediately.

The inspection was limited to accessible areas of the subject villa where reasonably possible.

Access within villa complexes may be restricted due to locked service areas, concealed voids, fire-rated construction, and areas under the control of the body corporate.

As a result, evidence of termite activity and/or damage may remain undetected.

It is strongly advised to make enquiries of the vendor and strata management as to any past termite activity and/or damage that may have occurred to the property and/or complex. This includes any previous timber pest inspection reports and treatments.
Any prospective purchaser should ensure that this is evidenced in writing from the Vendor. Verbal advice should not be relied upon.

That ongoing termite management and prevention strategies are confirmed with strata management and any evidence of termite activity or prior treatment certificates be disclosed before purchase.

Failure to obtain this information and carry out further inspections may result in undetected termite damage or future infestation.

The installation of a post construction chemical termite management system is highly recommended to be installed as soon as possible. Consult a suitably qualified termite expert for further advice on installation types and pricing and check if your house insurance covers termite damage.

PLEASE NOTE, THE FOLLOWING IS FOR YOUR CAREFUL CONSIDERATION:

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

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of

timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps over 100mm in diameter, where present, have been visually inspected up to a 2 metre height and within a 30 metre radius from the main building where possible and practicable, for evidence of termite activity.

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

Please also note the structural integrity of affected trees may have been compromised and must be further assessed by an arborist.

The following items are highly recommended where applicable:

- No evidence of minimum annual inspections have been carried out as recommended on every property.

- Install a Post-Construction Termite Management System to the property (consult a suitably qualified termite expert for advice).

- Remove tree stumps as decaying tree stumps may attract timber pest activity.

- Complete Access should be gained to the subfloor to allow a complete inspection of the property.

- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.

- Connect the HWS overflows to storm water or away from the edge of the building (minimum 1m).

- Treat, repair or replace any fungal decay/wood rot found on the property.

- Clean and flush out blocked guttering regularly.

- Trees over 100mm diameter on the property should be drilled and tested for termite activity.

- Regular inspections every 6-12 months (or as advised by the termite management system installer). - Trees nearby on other properties could not be inspected

To help minimise the risk of any future loss, the Client should consider the following options to further protect their investment against timber pest infestation;
Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

Due to the unpredictable nature of termite behaviour, the fact that if no active termites were located despite the best endeavours of the consultant at the time of the inspection, this should not be taken as a guarantee that no termites were present.

Termites may be present but undetectable or may have temporarily vacated a location at the time of inspection.

Termites are capable of extensive activity and damage over a short period where the conditions are conducive to such activity.

The client should be aware that significant damage and activity can occur in a period as short as a few weeks.

Where conducive condition for termite and timber pests have been noted, the likelihood of previous damage or activity which may be concealed is high.

Therefore due to the conducive conditions listed in this report,it is essential to implement all recommendations in this report as a matter of urgency to reduce the risk of such activity.

Please note: Termite management may be the responsibility of strata.
It is highly advised to check with strata about any termite management system in place.

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 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 termite treatment is required.

Section B General

General description of the property

Building Type	Villa
Company or Strata title	Yes
Floor	Suspended Timber Frame, Masonry Foundations
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South
Other Building Elements	Party Walls, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed)
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

- Roof Exterior - Part

- Roof Void - Part

- Trees

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Outside of the fencing.

- Roof Exterior - Part

- Subfloor due to lack of access.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Debris in gutters

- Degree of roof incline too steep for safe access

- Evidence of recently painted walls or ceilings

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Landscaping

- Pipework

- Roofing material is a slip hazard - not safe to access

- Rugs

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

- Wall linings

- 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: **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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Gaps -windows and doors
Information:	Significant gaps were identified around windows and doors.

It is suspected that the installation of the associated building elements was completed to a substandard level of workmanship or is incomplete.

Gaps make the area susceptible to insect and vermin ingress, as well as allowing water penetration to the internal building elements.

As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if gaps are left unmanaged.

All excessive gaps should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage.

Such works may be conducted by a licensed carpenter

Finding 3.02

Building:	Main Building
Location:	Eaves
Finding:	Damaged Building Elements.
Information:	These type of defects generally occur when the building materials have either aged and decayed, or as a result of impact damage (accidental or deliberate).

Repair and/or replacement of the damaged elements is advised to ensure that additional secondary defects do not arise as a consequence.

Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

Relevant tradespersons should be appointed to repair or replace the affected building elements prior to any subsequent damage being caused.

Finding 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Suspected gutter leaking
Information:	Evidence observed during the inspection suggests that sections of the guttering may be leaking. Indicators include staining and dampness below the gutter line.
	Leaking gutters can contribute to water damage of fascia, eaves, and adjacent building elements if not rectified.
	In addition, leaking gutters may increase moisture levels around the structure, which can create conducive conditions for timber decay and termite activity.
	Further investigation during wet weather is recommended, and repairs or replacement should be carried out by a licensed roofing contractor if confirmed.

Finding 3.04

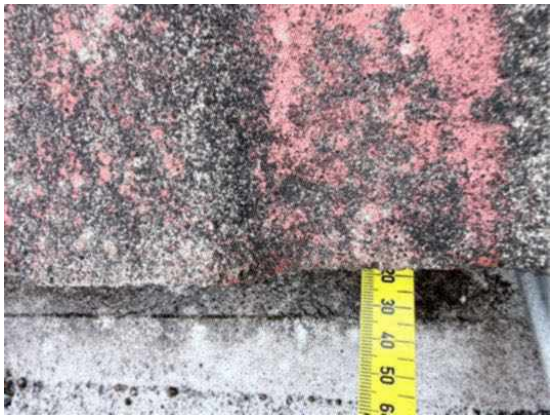
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles-overhang
Information:	Tiled roofing requires to overhang the inside face of a gutter by no less than

35 mm or by no more than 65 mm.

The roof tiles to several areas appears to be under 35mm overhang from the inside face of the gutter leaving the area exposed to possible water damage.

A roof plumber or roofing tiler may be engaged to rectify this defect.

Leaving this unmanaged may lead to water ingress into the building, accelerating deterioration to associated building elements.



Finding 3.05

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Slippage
Information:	Upon inspection of the exterior roof covering, it was noted that numerous tiles have slipped from their original fixing. Tiles may slip over time due to a number of minor causes, including breakage of tiles, failings in the adjoining battens, or fixings that may have failed.

Roof tiles that have moved from their original position are very likely to allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements.

Replacement of loose or missing roofing tiles is recommended immediately to prevent the development of any secondary defects. A roofing restoration specialist should be appointed to complete such works as necessary.

Finding 3.06

Building:	Main Building
Location:	Roof Exterior
Finding:	Mortar - Deterioration
Information:	Mortar, or 'bedding', is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration. Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage. Mortar deterioration can be attended by a roofing contractor.

Finding 3.07

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken

Information: Upon inspection of some areas of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

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

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

Finding 3.08

Building: Main Building
Location: Roof Exterior
Finding: Blocked gutters.
Information: Roof plumbing structures, such as guttering, downpipes and valleys, should be free of all debris to prevent blockages.

This will lead to pooling and accumulated water overflows, which will subsequently flood eaves, exterior walls and the roof void.

Blocked gutters,downpipes and valleys are likely to lead to high levels of moisture to the affected area.

Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity as well as mould growth.

Blockages should therefore be removed to ensure dry conditions are maintained.

It is highly advised that blocked gutters,downpipes and valleys be cleaned frequently.

Where areas have a high tree density, installing a gutter guard may be an option in preventing leaves accumulating in the gutters and associated roofing elements.

Finding 3.09

Building:	Main Building
Location:	Roof Exterior
Finding:	Down pipe spreader - Missing
Information:	It was observed that downpipe spreaders have not been installed where required. The absence of a spreader may result in concentrated water discharge, leading to roof surface damage, overflow, or excessive water flow into gutters and downpipes.
	It is good building practice to install spreaders where upper-level downpipes discharge onto lower roof surfaces.
	A roofing Plumber may be engaged rectify this defect

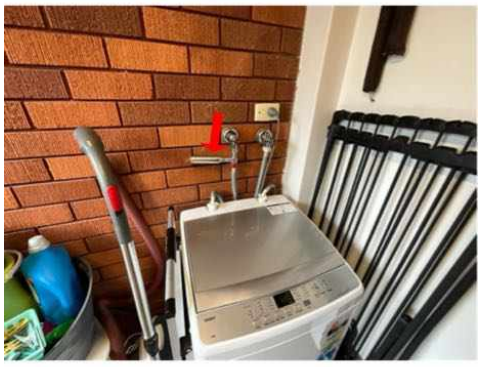
Finding 3.10

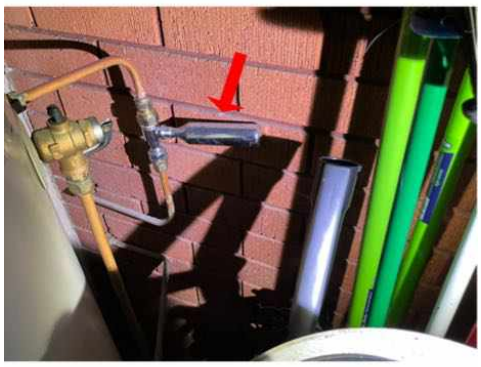
Building:	Main Building
Location:	Laundry
Finding:	Water Pressure / Hammer Arrester identified
Information:	A pressure (hammer) arrester was identified to the plumbing installation at the time of inspection.

The presence of this device typically indicates a history or risk of water hammer, which occurs when fast-closing valves cause sudden pressure surges within the pipework.

While the arrester is intended to reduce noise and protect the plumbing system from ongoing stress, its condition and effectiveness could not be fully assessed during the inspection.

It is recommended that a licensed plumber confirm the arrester is correctly installed, appropriately rated, and functioning as intended, and to address any underlying causes of excessive pressure or water hammer if identified.





Finding 3.11

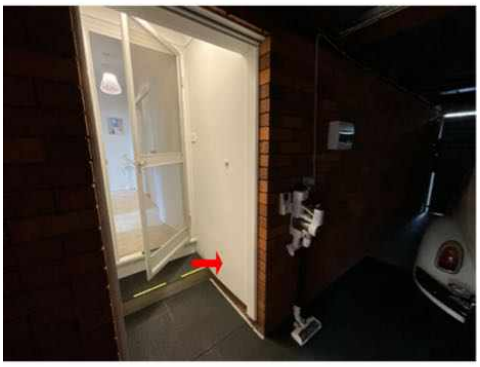
Building:	Main Building
Location:	Garage
Finding:	Loose plasterboard
Information:	The plasterboard in this area was found to be loose.

Loose plasterboard on walls can be caused by several factors such as Poor Installation, Structural movement, Moisture or Water Damage, Termite damage to the studs.or general deterioration of building materials such as glue or screws.

It's is advised to perform an invasive inspection of the area to determine the cause of the damage and rectify accordingly.

Engaging a remedial builder or plasterer is recommended.

Leaving this unmanaged may result in further deterioration to the plasterboard and associated building elements.



Finding 3.12

Building:	Main Building
Location:	All Areas
Finding:	Window - binding or jamming

Information: Binding and/or jamming of several windows is evident during standard operation.

This defect inhibits the functionality of the affected window as well as creating potential for secondary defects to associated building elements.

A window that binds may have several causes, such as poor installation, sashes painted shut or swelling of timber frames.

A qualified carpenter should be appointed to perform minor rectification works at client discretion.

Finding 3.13

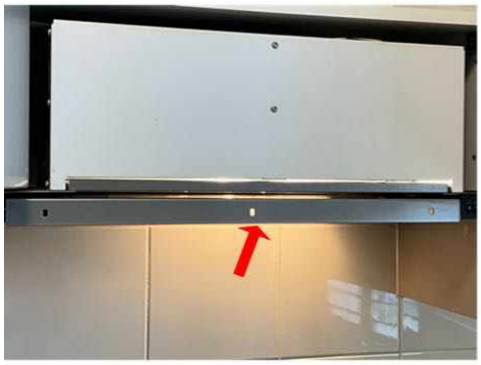
Building: Main Building
Location: Kitchen
Finding: Range Hood – Missing Cover Plate
Information:

The range hood installation was observed to be incomplete, with a cover plate missing from the underside of the unit.

This results in exposed internal components and fixings, which detracts from the finish and may allow grease, dust, and moisture to enter the appliance housing.

The incomplete installation may also affect the long-term performance and

serviceability of the range hood. It is recommended that an appliance installer supply and install the correct cover plate and ensure the range hood is completed and finished in accordance with manufacturer requirements.



Finding 3.14

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood - Vented into cabinet
Information:	The range hood exhaust fumes was found to lead directly into the kitchen, rather than being flued and venting to the exterior of the building.

This will lead to a build-up of grease and grime in the surrounding area, which can pose as a fire hazard.

Without re-direction to the exterior of the building, the Rangehood is not considered fully operational and is deemed a minor safety hazard.

It is therefore preferable that the flue be re-directed to vent into the external environment.

A remedial builder should be appointed as soon as possible to provide further consultation on the scope of these works and to provide quotations for any necessary works.

Finding 3.15

Building:	Main Building
Location:	Kitchen
Finding:	Internal Window Shutter Blinds
Information:	The shutter blinds to the kitchen window were found to be difficult to open due to them impacting the kitchen tap during operation. This indicates poor coordination between the window furnishings and plumbing fixtures and presents a functional issue with daily use. Ongoing contact may lead to damage to the blinds, tapware, or window fittings. Rectification is recommended, which may include adjustment or replacement of the blinds, modification to the tapware, or both, to ensure the blinds can be operated freely without obstruction. Works should be carried out by a suitably qualified tradesperson.

Finding 3.16

Building:	Main Building
Location:	Bedroom 2
Finding:	Windows - Sash balances broken
Information:	Sashes are the moveable panes of windows that primarily slide vertically over each other to expose one half of the window area. Each sash is provided with springs balances and/or compression weather-stripping,

which act to hold the window in place in one position.

The sash balance mechanism will need replacement to allow the window to function as intended. Such works may be completed by a window installation company.

Finding 3.17

Building:	Main Building
Location:	Bathroom
Finding:	Whistling water pipes
Information:	Upon inspection of the shower a whistling sound occurs when the taps are turned on.

This generally occurs due to improperly adjusted water pressure, faulty valves, inadequate pipe insulation, or clogged faucet aerators.

A licensed plumber should be contacted to rectify this issue, as leaving this unattended may result in further deterioration of the plumbing elements which may lead to a more costly rectification in the future.

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:	No Evidence of a current chemical termite management system
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no current chemical termite management system has been installed, with no evidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Finding 6.02

Building:	Main Building
Location:	Exterior walls - front
Finding:	Garden bed- conducive to timber pest activity.
Information:	Garden beds were found to be evident in the garden area. These garden beds which lay against the building and allow easy undetected ingress for termites can include untreated timber, and with a combination of moisutre from watering can make conditions conducive to termite activity.

Finding 6.03

Building:	Main Building
Location:	Exterior walls - rear
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.
	These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

Finding 6.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Blocked gutters.
Information:	Roof plumbing structures, such as guttering, downpipes and valleys, should be free of all debris to prevent blockages.
	This will lead to pooling and accumulated water overflows, which will subsequently flood eaves, exterior walls and the roof void.

Blocked gutters,downpipes and valleys are likely to lead to high levels of moisture to the affected area.

Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity as well as mould growth.

Blockages should therefore be removed to ensure dry conditions are maintained.

It is highly advised that blocked gutters,downpipes and valleys be cleaned frequently.

Where areas have a high tree density, installing a gutter guard may be an option in preventing leaves accumulating in the gutters and associated roofing elements.

Finding 6.05

Building:	Main Building
Location:	Garage
Finding:	Bridging of termite barrier-vents
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

Generally this takes the form of finished ground levels external paving,concrete or

decks being retrospectively installed above the ventilation holes.

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

Finding 6.06

Building:	Main Building
Location:	Yard - Back
Finding:	Tree stumps- left in ground
Information:	Tree stumps left in ground provide opportunity for termite attack as they are likely to be subject to wood rot and fungal decay providing an attractive food source. Removal of stumps is highly recommended. A pest controller and tree removalist should be engaged to perform such works.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Fungal decay - present (localised)

Information:

Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements which are exposed to water penetration.

Although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area.

It is important to note that there was no access to the subfloor in this area and therefore fungal decay and damage may have occurred to subfloor structures.

This will only be verified with an invasive inspection which may include removal of skirting and possible flooring.

A builder may be engaged to conduct an invasive inspection of the area,with the potential of replacing timbers that have been affected by fungal decay.

Please note that the cause of the fungal decay should be rectified prior to rectification of the affected timber elements.

Leaving this unmanaged may lead to further fungal decay which may include to structural elements,leading to a more costly repair.

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

- Termite and Timber Pest Technician / Licensed Pest Controller

- Licensed Plumber

- Licensed Electrician

- Registered Roofing Contractor

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- - Compared to other apartments of a similar age / the visual appraisal including the limited assessment of serviceability the apartment appears to be in good condition. It does however some minor defects that will require attention and remedial maintenance. Left unmanaged some of these defects may become increasingly costly in the future as further deterioration may occur.

Please be aware that limitations did affect the inspection and areas of furniture and stored items meant some areas were obstructed.

Some defects in this report may be the responsibility of strata management

It is highly advised to check with strata in regards to all defects prior to any commencement of rectification work.

It is recommended to obtain a strata report to be read in conjunction with this inspection report.

Please note: Termite management may be the responsibility of strata.
It is highly advised to check with strata about any termite management system in place.

For further information, advice and clarification please contact Peter Pantelis on: 0420 558 291

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.

Noted Item

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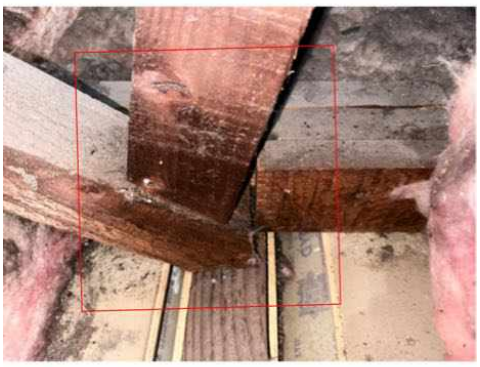


Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Water Proofing Membranes
Information:	Internal Water Proofing Membranes, are crucial in preventing water ingress into the property.

It is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.

- The Installer and Installation Certification.

With older propertys where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.

Noted Item

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.

Noted Item

Building: Main Building
Location: All Areas
Finding: Termite Techniques
Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature

anomalies.

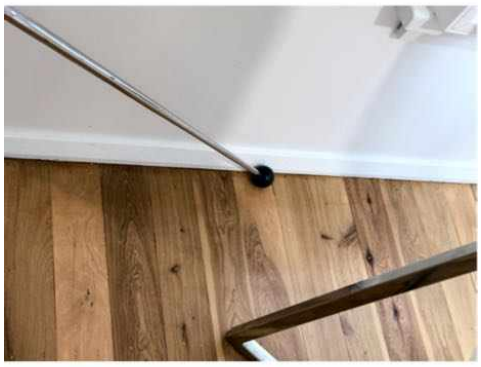
In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

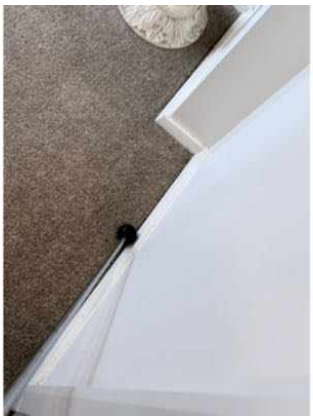
Termite activity generates high temperatures and moisture and if this irregularity is found further investigation which may include the removal of wall and ceiling linings is highly recommended.

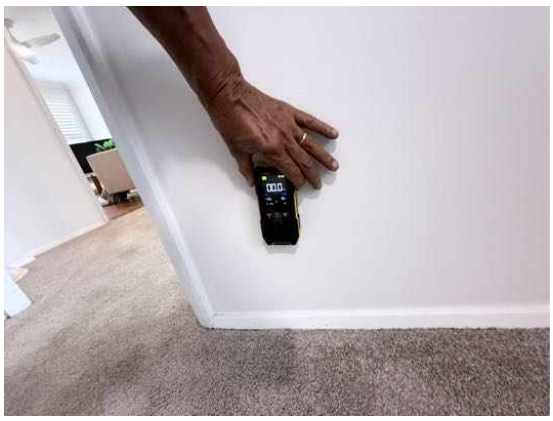
Wall paneling, wallpaper, carpet,furniture and fixed cabinetry can obscure termite activity.

Please note: Termite management may be the responsibility of strata.

It is highly advised to check with strata about any termite management system in place.







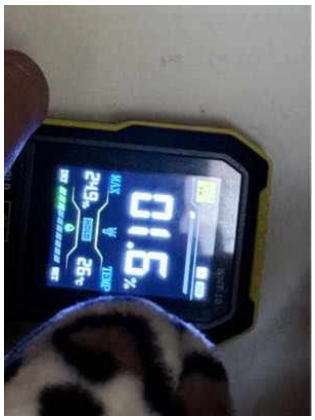
Noted Item

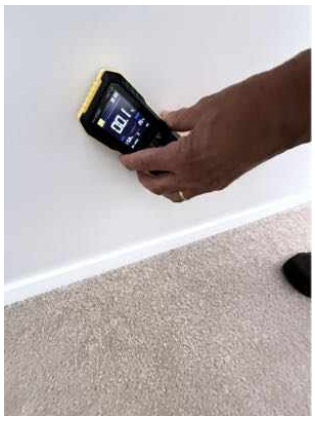
Building:	Main Building
Location:	All Areas
Finding:	Moisture readings
Information:	At the time of inspection, low moisture readings were noted in several accessible areas of the property, including, but not limited to, those shown in the accompanying photographs.
	The inspection involved a thorough assessment of accessible areas, with particular attention given to wet zones such as bathrooms, laundries, and kitchens.
	These areas were evaluated for elevated moisture levels and temperature irregularities,

which can indicate potential issues such as hidden leaks, failing waterproofing, timber pest activity or poor ventilation.

Identifying such conditions is essential, as prolonged moisture can result in structural deterioration, mould growth, and an increased risk of timber pest activity.

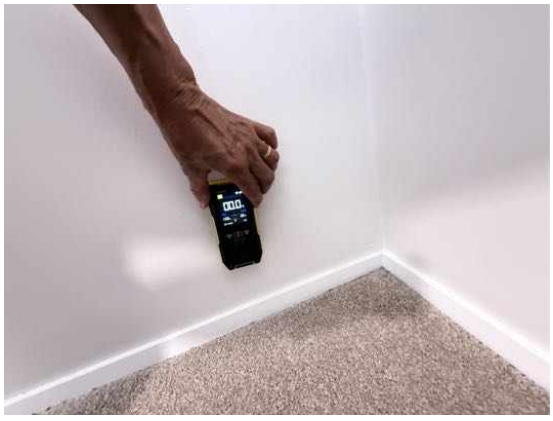
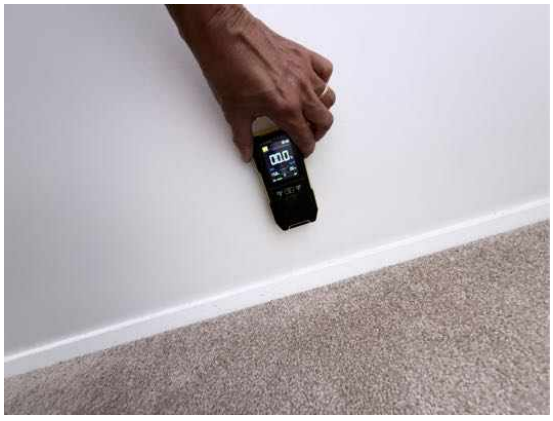
Any anomalies detected during the inspection have been documented in this report and may warrant further invasive investigation to determine their source and extent.

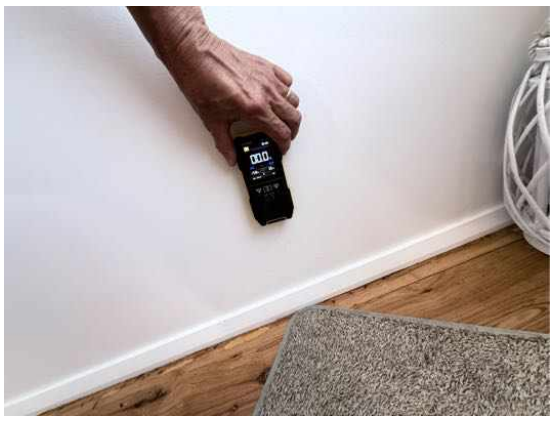











Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof exterior condition
Information:	The roof exterior, including associated flashings and roof plumbing (gutters and downpipes), wherever safely accessible by a 3.6m ladder and located withn a safe viewing position, was inspected and found to be in a serviceable condition unless noted otherwise elsewhere in the report

Where a full inspection was not possibile, due to height, access and safefy restrictions, it is recommended that a roofing contractor be engaged to conduct a further full inspection.

It should also be noted that if there are any areas of flat or skillion roofing and particularly where box gutters have been used in the design, that the roof gutter in these areas is at a higher than normal risk of leaks into the building interior under extreme weather conditions, due to multipie possible causes which may not be evident during a visual inspection.

Please note: the roof inspection occurred on a dry day with no rain. Roof leaks may only become apparent when a rain event has occured.

As the roof of any structure is exposed to the weather more than any other building

element the chances of deterioration is high.

It is highly advised to have the roof inspected on a regular basis to determine the integrity of all roofing elements including tiles,roof sheets,skylights, roof vents, flashing,solar panel fixings,guttering, down pipes etc.

Noted Item

Building:	Main Building
Location:	Roof Exterior
Finding:	Access limitations-roof exterior
Information:	Several areas of the roof exterior could not be assessed safely

due to, but not limited to height restrictions, ladder limitations, steepness of roof, roof obstructions and poor visibility(line of sight)to some areas.

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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