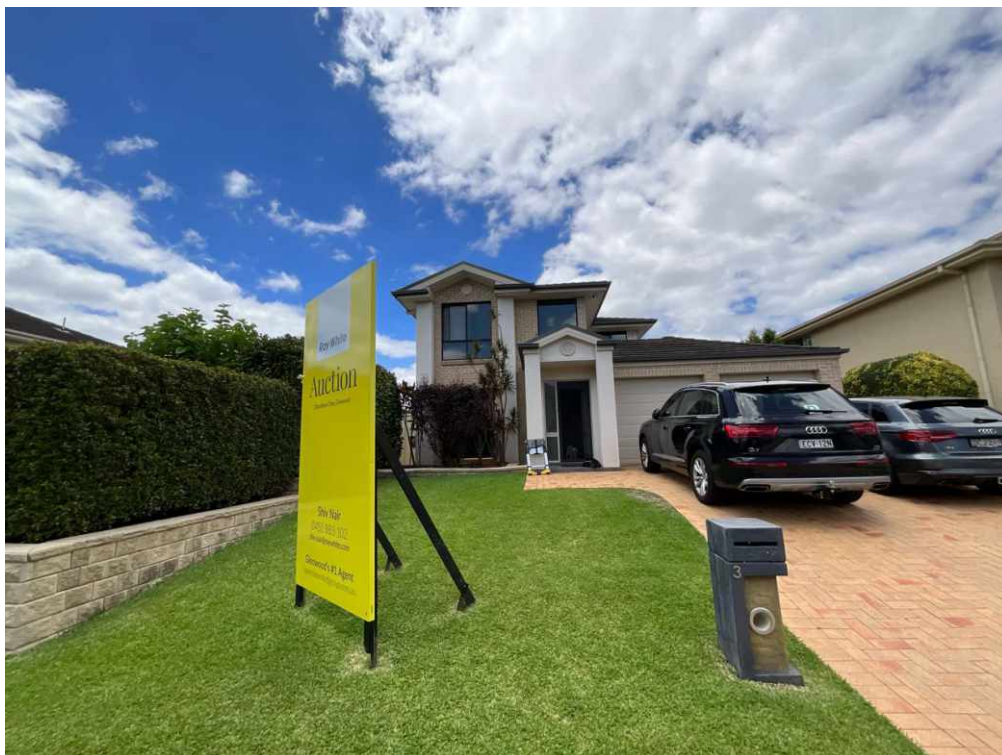




# Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 3 Brushbox Cl, Glenwood NSW 2768,  
Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
<b>Section B</b>	General
<b>Section C</b>	Accessibility
<b>Section D</b>	Significant Items
<b>Section E</b>	Additional comments
<b>Section F</b>	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 27 Jan 2026

Modified Date: Wed, 28 Jan 2026

## The Parties

---

Name of the Client:

---

Name of the Principal(if Applicable):

---

Job Address: 3 Brushbox Cl, Glenwood NSW 2768, Australia

---

Client's Email Address:

---

Client's Phone Number:

---

Consultant: Adam Ahmed Ph: 0450 250 739  
Email: Lidcombe@jimbuildinginspections.com.au

---

Advanced Diploma of Building Surveying - CPCSS00004

---

Company Name: Jim's Building Inspections Lidcombe

---

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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>	✓	

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in 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. 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
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence, Pergola
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Stair Railing, Staircase, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Double
Walls	Brick Veneer
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
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Roof Void - 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.
- Roof Exterior - 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 natural or acceptable lighting
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- 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: Bathroom  
Finding: Door - Hitting toilet seat  
Information: A safety hazard was identified in the bathroom of the property. The issue pertains to the door, which, when fully opened, makes contact with the adjacent toilet. This situation poses an immediate risk to the safety and well-being of occupants due to the potential for accidents and injuries.

Collision between the door and the toilet can cause injury to individuals using the bathroom.

The repeated contact between the door and the toilet can also result in damage to both fixtures, leading to costly repairs or replacements.



#### Finding 1.02

Building: Main Building  
Location: All Areas  
Finding: Window child lock missing  
Information: The window in question lacks a child lock mechanism, which poses a potential safety risk to young occupants in the premises. As per Australian Standards windows accessible to children should be equipped with appropriate child safety locks to prevent accidental opening, reducing the risk of falls and ensuring compliance with safety regulations.



### Finding 1.03

Building: Main Building  
 Location: Ensuite  
 Finding: shower screen door hitting vanity unit  
 Information: The shower screen door makes contact with the edge of the vanity unit when opened. This indicates inadequate clearance between the shower screen and the fixed bathroom fixture. The door's operation is impeded and presents a safety concern.

Implications:

- Potential for impact damage to the vanity and shower screen.
- Increased risk of glass breakage, posing a personal injury hazard.
- Ongoing stress may lead to hardware failure or misalignment of the door.

Standard Reference:

This condition does not comply with the intent of AS 4349.1-2007, Appendix C – Significant Items, under “Defects in the condition of secondary and finishing elements,” specifically where normal use may cause failure or injury.

Recommendation:

Engage a licensed glazier or shower screen installer to adjust or replace the screen to ensure proper clearance and safe operation. A cabinetmaker may be consulted if modification to the vanity is more feasible.



## Major Defect

### Finding 2.01

Building: Main Building

Location: Living Room

Finding: Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

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

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



**Minor Defect**

**Finding 3.01**

Building: Main Building  
Location: All Areas  
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 3.02

Building: Main Building  
Location: Front porch  
Finding: Floor Tile crack  
Information: A floor tile has a visible crack on the surface.

Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.





### Finding 3.03

Building: Main Building

Location: Front Elevation

Finding: Brickwork - Cracking [Fine]

Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

Always contact a building inspector should cracks widen lengthen or become more numerous.





### Finding 3.04

Building: Main Building  
Location: Garage  
Finding: Minor Dent on Garage Door  
Information: A minor dent is visible on the lower section of the garage door. It does not affect how the door works but does impact its appearance.

Risk:  
Low. Mainly cosmetic. Could worsen over time if hit again.

Who Can Fix It:  
A garage door technician or handyman can repair or replace the panel if needed.



### Finding 3.05

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Disconnected downpipe
Information:	A notable defect with a disconnected downpipe, compromising the efficient drainage of rainwater from the roof. This disconnectivity poses an increased risk of water accumulation, potentially leading to foundation erosion, water damage to the property, and a conducive environment for mold growth.”

The primary risks associated with the not connected downpipe include:

1. Foundation Erosion: Accumulated water around the foundation due to the disconnected downpipe can lead to soil erosion, jeopardizing the stability of the property’s foundation.
2. Water Damage: Uncontrolled water runoff can result in water penetrating the building envelope, causing interior water damage to walls, ceilings, and other structural components.
3. Mold Growth: The presence of excess moisture provides an ideal environment for mold growth, posing health risks and necessitating costly remediation.

Resolution:

Engage a qualified and licensed roofing or gutter specialist to address the disconnected downpipe. This professional will reconnect the downpipe to ensure proper water drainage, mitigating the associated risks and preserving the integrity of the property.



### Finding 3.06

Building:	Main Building
Location:	Pergola
Finding:	Sagging ceiling
Information:	The ceiling exhibits noticeable sagging, characterized by visible dips or bulges in the surface.

Risk: Sagging ceilings pose several risks, including potential collapse or detachment of ceiling materials, which can lead to property damage and serious injuries to occupants. Additionally, sagging ceilings may indicate underlying structural issues, such as water damage or compromised support beams, which could worsen over time if left unaddressed.

A qualified and licensed Builder or structural engineer should be consulted to assess the extent of the sagging and identify the underlying cause. Depending on the severity and cause, repairs may involve reinforcing support structures, addressing water damage, or replacing damaged ceiling materials to ensure safety and structural integrity.





### Finding 3.07

Building: Main Building

Location: All Areas

Finding: Expansion Joint – Sealant Deterioration

Information: The vertical expansion joint between the cladding and brickwork is observed with an open gap and missing or deteriorated sealant. Expansion joints are designed to allow thermal and structural movement between materials; however, the current joint condition may compromise weatherproofing.

Risk:

Minor – If left unsealed, water penetration may occur behind the wall, causing dampness, efflorescence, or damage to internal materials over time.

Who Can Fix It:

A qualified tradesperson or sealant contractor should clean and re-seal the joint using a flexible, exterior-grade polyurethane or silicone sealant to maintain weather resistance and movement tolerance.

Reference:

AS 4349.1–2007 – Inspection of Buildings – Pre-purchase Inspections – Residential Buildings,

AS 3700 – Masonry Structures (Clause 4.7: Control Joints).



### Finding 3.08

Building: Main Building

Location: Garage

Finding: Crack in concrete slab - Category 0

Information: A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level.

The approximate width of the crack to be considered Category 0 is 0.3mm, or change in offset of less than 8mm when a 3m straight edge is placed over the defect.

No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.

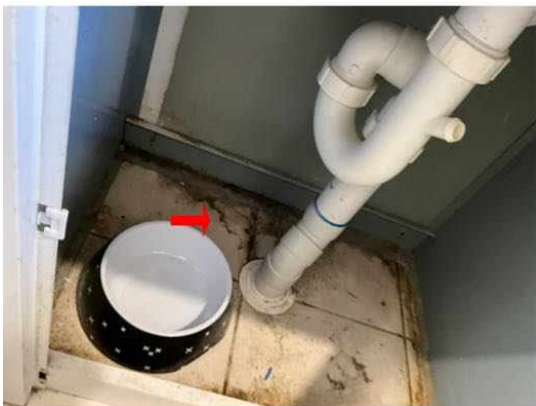


**Finding 3.09**

Building: Main Building  
Location: Laundry  
Finding: Water Stains in Vanity  
Information: "Water stains observed in the vanity area, compromising its appearance and potentially causing damage."

Continued water exposure may lead to material damage, mold growth, and diminished aesthetic appeal.

A licensed plumber or maintenance professional should assess and fix any leaks contributing to the water stains, while a cleaning or restoration service may be needed to address the visible stains and prevent further damage.





### Finding 3.10

Building: Main Building  
 Location: Upstairs  
 Finding: Timber flooring - Gaps  
 Information: Gaps have developed in the timber flooring, creating spaces between the individual floorboards.

The gaps pose a tripping hazard and can accumulate dirt and debris, affecting the aesthetic appeal of the flooring. Additionally, exposure to moisture or changes in humidity may exacerbate the issue, potentially leading to long-term damage.

A flooring specialist should inspect and address the gaps in the timber flooring. The professional can employ appropriate techniques, such as filling, sealing, or adjusting the floorboards to ensure a safe and aesthetically pleasing floor surface.





### Finding 3.11

Building:	Main Building
Location:	Upstairs near bathroom
Finding:	Wall Gyprock damaged
Information:	Sections of plaster sheeting in this area appear to be damaged .

The most common causes of plaster failure are physical damage and moisture damage. Moisture causes plaster to swell and shrink as the humidity of the air changes, or as a consequence of leaks.

Plaster generally needs chemical re-adhesion or to be screwed back to the substrate, with minor consequent patching and painting required.

Ensure that the general environment is free from physical damage such as door handles in this instance . Appointment of a qualified plasterer is advised in order to complete remedial works as necessary.



### Finding 3.12

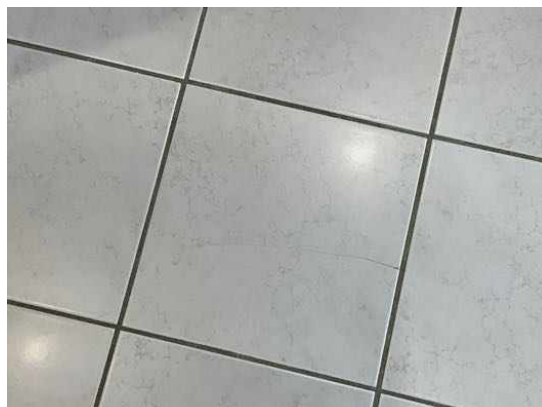
Building:	Main Building
Location:	Bathroom
Finding:	Floor Tile crack
Information:	A floor tile has a visible crack on the surface.

**Risk / Implication:**

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

**Recommended Action / Who Can Fix It:**

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.

**Finding 3.13**

Building:	Main Building
Location:	Bathroom & en-suite
Finding:	Splashback Missing- Washbasin / Vanity
Information:	No splashback was installed behind the washbasin/vanity. The wall-bench junction is exposed, with painted wall lining (gyprock) directly behind the basin.

**Risk & Impact:**

Water splash may directly affect the wall lining, leading to moisture penetration, damage to gyprock, deterioration of finishes, and potential mould growth over time.

**Recommendation:**

A suitable splashback and waterproof sealant should be installed by a licensed plumber or bathroom contractor to protect the wall lining from water exposure.



Finding 3.14

Building: Main Building  
 Location: Upstairs  
 Finding: Timber Flooring - Uneven  
 Information: The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects may be caused by friction or impact.

It is advised that the flooring be closely monitored to identify any further movement or changes. If the flooring remains relatively unchanged for an extended period (i.e. several months), the current minor defects can be addressed through surface repair. Should the unevenness worsen, further assessment and corrective actions on the flooring will be necessary to prevent continued damage.



### Finding 3.15

Building: Main Building  
 Location: Ensuite  
 Finding: Floor Tile crack  
 Information: A floor tile has a visible crack on the surface.

Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or

loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.



### Finding 3.16

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 3.17

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Covering downlights
Information:	Sections of insulation in the roof void have been poorly installed or moved from their original position and are covering down light fittings. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.



### Finding 3.18

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.



### Finding 3.19

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.





## 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: 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 6.02**

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: Bridging or Obstruction Conducive environment for Termites  
 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.

Shed, Garden Beds and Timber in direct contact with ground may obstruct a clear visual inspection to the walls and weep holes in this area.

Where bridging has occurred full inspection is prevented and termites may enter a

property in a concealed or undetected manner.

Recommended moving obstructions away from the external walls for further and future inspections.

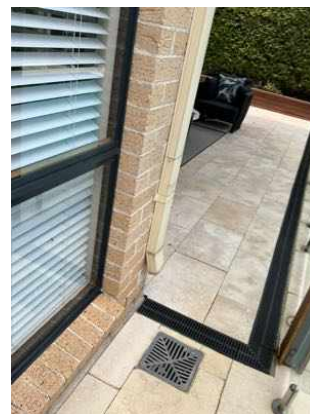




### Finding 6.04

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Downpipes not connected / leaking Downpipes
Information:	Unconnected downpipes can indeed pose a risk for attracting termites, as they provide a source of moisture near a building's foundation. Termites are attracted to moisture and wood, so it's important to address this issue to prevent potential infestations. Connecting downpipes to the stormwater system or ensuring proper drainage away from the building can help mitigate this.

A licensed plumber is the most qualified professional to handle plumbing-related tasks, including connecting downpipes to the stormwater system. They have the necessary expertise and tools to ensure proper installation. Please remember that proper installation is essential to ensure effective drainage and prevent future issues, so it's often best to hire a qualified professional, especially for complex or extensive downpipe installations.

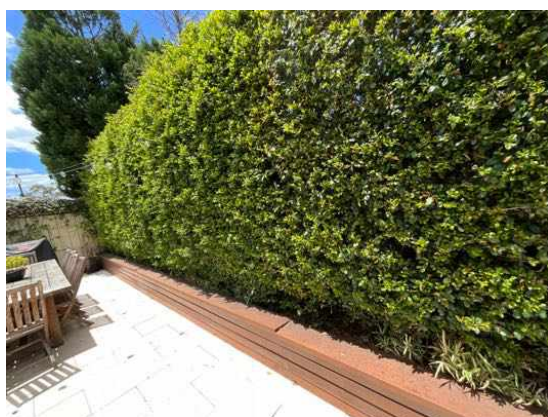
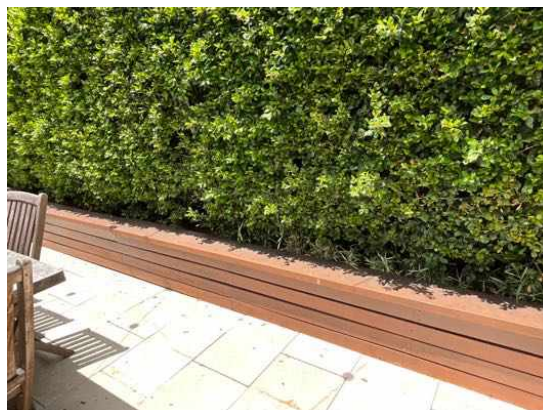


### Finding 6.05

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 6.06

Building: Main Building  
 Location: Bathroom  
 Finding: Evidence of excessive moisture was present at the time of inspection  
 Information: Excessive moisture is present behind the bathroom tiles, 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 6.07

Building:	Main Building
Location:	Bathroom
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:	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.



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

No evidence was found

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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber
- Registered/Licensed Builder
- Registered Roofing Contractor
- Termite and Timber Pest Technician / Licensed Pest Controller

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

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

- Building Inspection Conclusion

A Building and Timber pest inspection was carried out on this property. A durable notice placed in the switchboard unit to indicate termite barriers 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 as per the label or seek advise from licensed pest controller.

Conducive conditions were 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 dwelling at the time of inspection was found to be in a fair condition with some 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













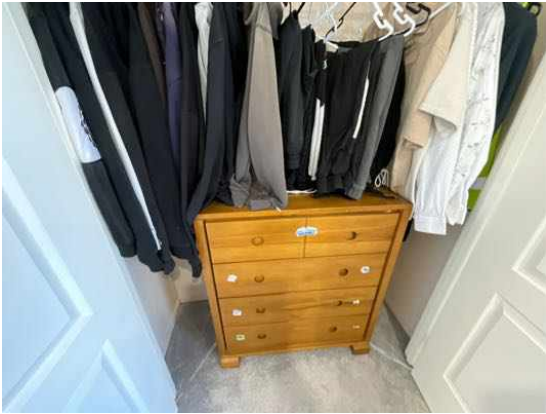
**Noted Item**

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.

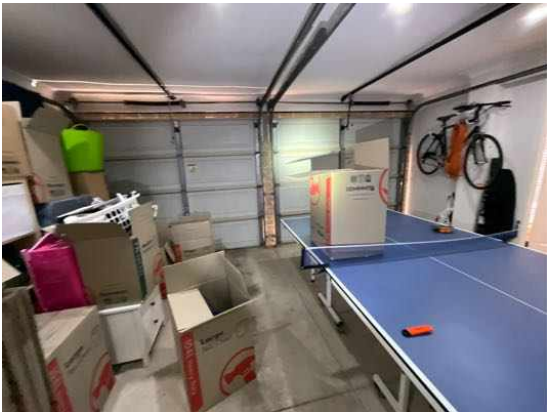








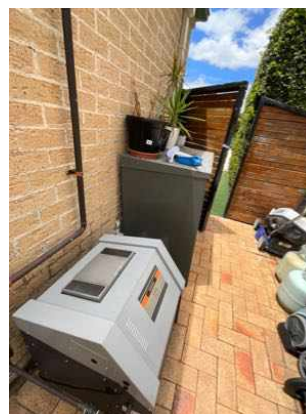












## The following items were noted as - Evidence of a previous termite management program

### Noted Item

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Evidence of Termite Management System - Durable notice / Legible Sticker - seek further information
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 placed in the switchboard unit to indicate termite barriers 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 as per the label or seek advise from licensed pest controller.



## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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