



# Building and Timber Pest Inspection Report

Inspection Date: Mon, 9 Feb 2026

Property Address: 23 Nurla Ave, Little Bay NSW 2036,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 9 Feb 2026

Modified Date: Mon, 16 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(If Applicable):

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Job Address: 23 Nurla Ave, Little Bay NSW 2036, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Poche Ph: 0418 160 096  
Email: Maroubra@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections Maroubra

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Company Address and Postcode: Malabar 2036

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Company Email: Maroubra@jimbuildinginspections.com.au

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Company Contact Numbers: 0418 160 096

## Special conditions or instructions

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

The following apply: Please read all defect statements and pictures in full to understand this report completely.

- 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 entirely 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.

It is recommended that a second manhole be installed in an appropriate location in the ceiling of the property, to gain full access for regular inspections to all areas of the roof void.

Please Note: If there is an External Timber Balcony/Deck on the property, please be aware of its structural stability and capacity. The load capacity of the external timber balcony/deck can not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural engineer further assess the external timber balcony/deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

Internal Water Proofing Membranes, are crucial in preventing water ingress into the property. It is important to know that the Membrane System is used 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 properties where this information is unavailable all wet areas should be monitored. Generally waterproofing certificates are only valid for approximately 6 years. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings, a licensed builder or waterproofing specialist is recommended to investigate further.

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

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.

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.

Due to no chemical termite management system installed, low clearance and poor or no access to some areas of the roof void and subfloor, insulation covering timbers to the roof void and the amount of limitations and obstructions (as listed in the front of the report), the risk of undetected defects is

higher to these areas. A further invasive inspection to these areas is highly recommended and access be gained to all areas for a complete inspection of the property.

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.

The rectification of any safety hazards and major defects should be attended to immediately, while the rectification of all the other defects in this report should be conducted as soon as possible so that they do not turn into bigger defects over time.

It is also highly recommended that a licensed Electrician & Plumber rectify any issues and check over any newly purchased property with the new owners to reduce any Electrical & Plumbing problems in the future and to instruct new owners on proper use, care and maintenance of all electrical & plumbing items to prolong the items life and safety and help to protect your investment for the future.

## 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 poor condition with safety hazards identified. Major and minor defects were also 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, Semi-Detached, Villa
Company or Strata title	Unknown
Floor	Masonry Foundations, Timber with concrete areas, Suspended Timber Frame, Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Fence - Post and Rail Construction, Footpath, Garage, Party Walls, Driveway, Porch, Retaining Walls
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, External Joinery, Fascias, Floating Floor, Floorboards, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Eaves, Doors, Window Frames
Roof	Tiled, Timber Framed
Storeys	Double
Walls	Brick Veneer, Brick Veneer (Timber Framed)
Weather	

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Landscaping Timbers
- Roof Exterior - Part
- Roof Void - Part
- The Site
- 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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Subfloor.
- 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:

- Above safe working height
- Ceiling linings
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Lack of natural or acceptable lighting
- Landscaping
- Overhanging vegetation
- Patio
- Sarking
- Stored items
- Vegetation
- Vegetation covered approximately 25% of the area for inspection.
- Subfloor was not able to be inspected - there was no access to this area.
- Wall linings

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

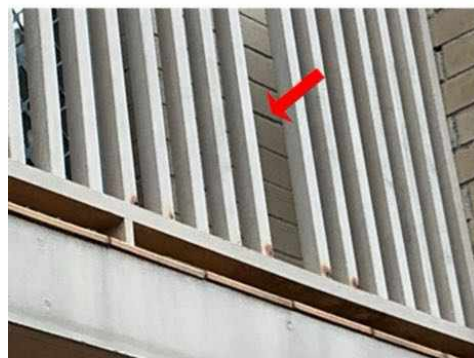
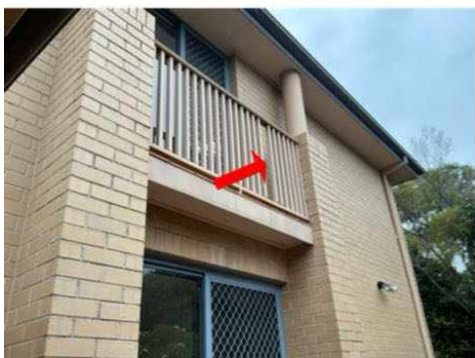
### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Southern side passage- upstairs balcony
Finding:	Building element - Missing- Balcony posts missing
Information:	Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.



#### Finding 1.02

Building:	Main Building
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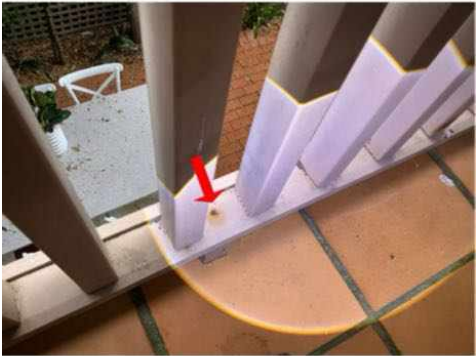
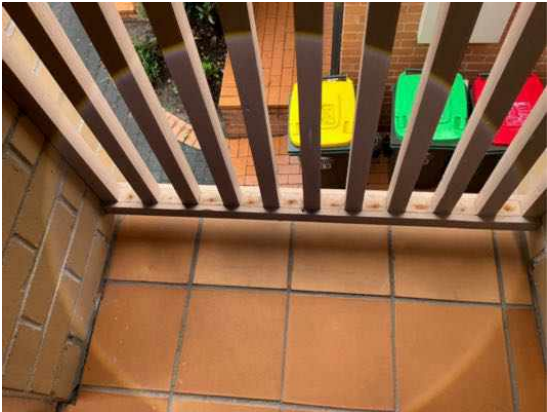
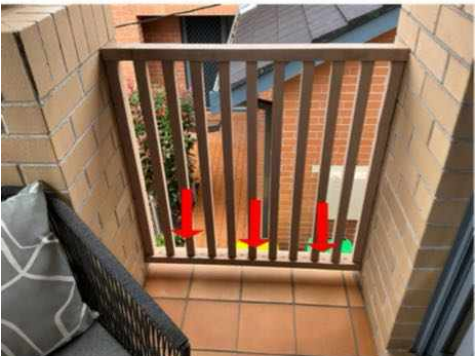
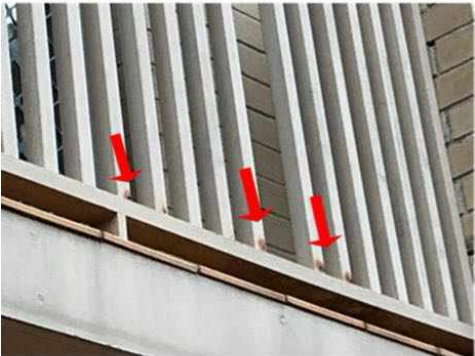
Location: External balconies- all  
Finding: Building element - Rusted or corroded- balcony posts, support nails rusting out.  
Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

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

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

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





Finding 1.03

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

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

Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.





### Finding 1.04

Building:	Main Building
Location:	Downstairs hallway
Finding:	Building element - Damaged- flooring lifting
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken 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.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Garage, storage area
Finding:	Excessive Moisture Identified.- all walls
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.



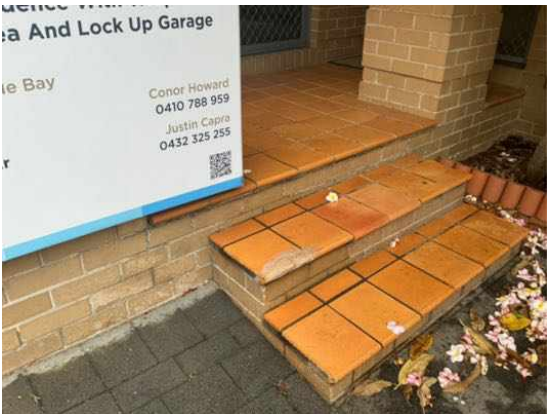
## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Rear yard, front steps
Finding:	Incomplete or substandard works- external pavers not bound, repairs to front step not sanded/ dressed.
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



**Finding 3.02**

Building: Main Building  
Location: Upstairs- main bedroom balcony ceiling

Finding: Building element - Broken or Damaged  
 Information: Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken 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.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



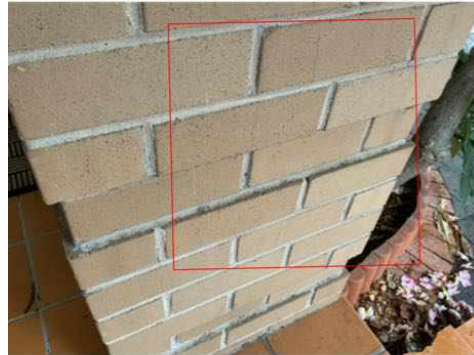
### Finding 3.03

Building: Main Building  
 Location: Front entrance  
 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:	Back and side- all fences
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.





**Finding 3.05**

Building: Main Building  
Location: Front entrance  
Finding: Surface - Chipped- paver  
Information: The surface of this building element appears to have chipped as a result of general wear and tear. While being an appearance defect, such damage is expected of a property of this age and condition.

Chipped surfaces rarely impede on the structure or functionality of the affected building element and generally only create a blemish on its appearance. Chipped surfaces may be left in situ at client discretion, as no repairs or replacement are necessarily required. However, the client may wish to seek quotations for the cost of

refurbishment or replacement of the identified building element.

A qualified carpenter or cabinet maker should be appointed to repair chipped surfaces and replace building elements where major damage has occurred.



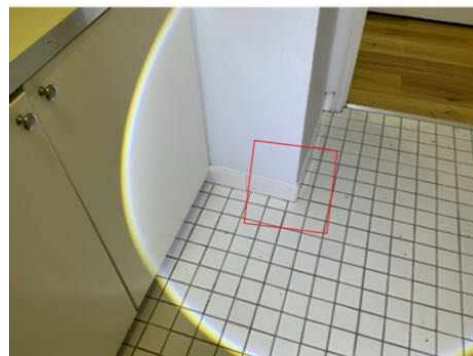
### Finding 3.06

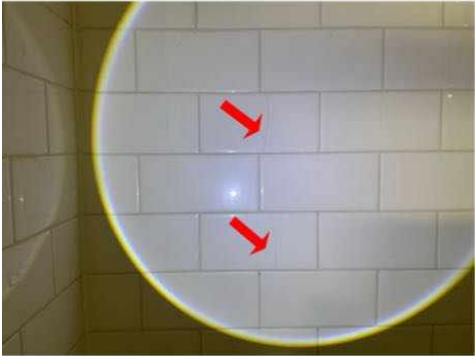
Building:	Main Building
Location:	All wet Areas- Laundry, bathrooms, toilets- up and downstairs
Finding:	Tiles cracked or damaged- (wet areas)
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

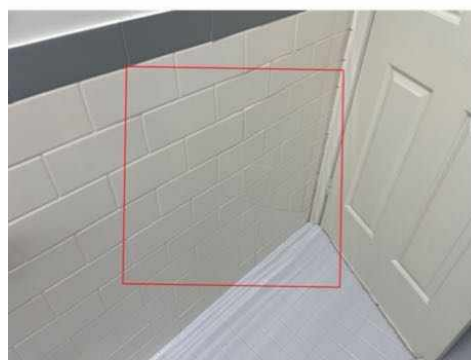
Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.











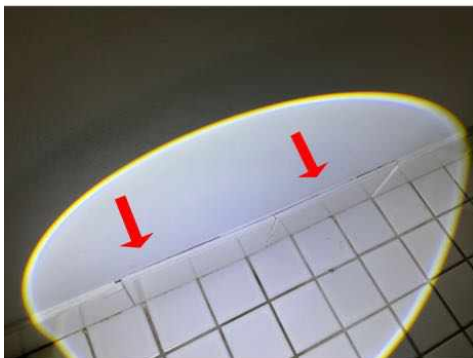
### Finding 3.07

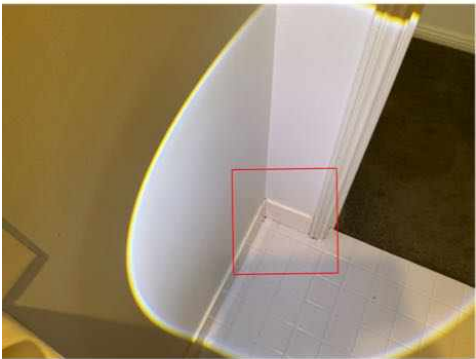
Building:	Main Building
Location:	Downstairs toilet, bathroom, laundry- upstairs bathroom, toilet- All wet areas throughout
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained

moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





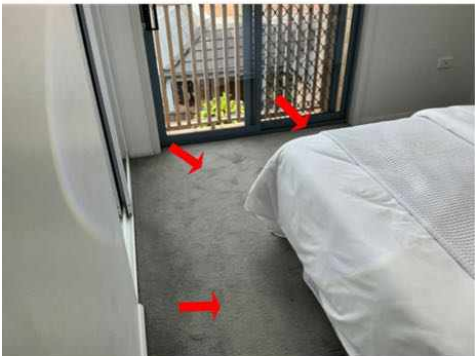
Finding 3.08

Building: Main Building  
Location: All upstairs areas  
Finding: Floors - bouncy- All upstairs areas  
Information: The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.





**Finding 3.09**

Building: Main Building  
Location: Laundry  
Finding: Exhaust fan - Missing  
Information: An exhaust fan has not been installed in this area. Missing exhaust fans may lead to the development of more significant defects such as moisture damage to surrounding building materials from inadequate ventilation. Inadequate ventilation in internal areas creates an environment that is conducive to the formation and development of mould and other respiratory hazards. It is highly advised that a licensed electrician be appointed to retrospectively install an exhaust fan. Failure to perform works to aid the ventilation of the area may lead to the development of these secondary defects.



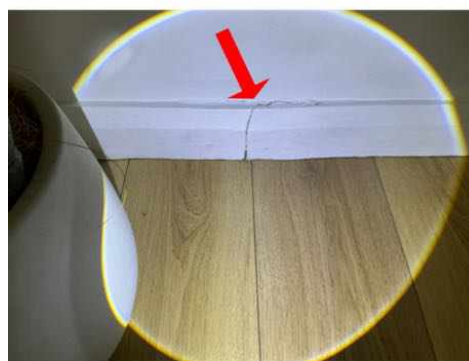
### Finding 3.10

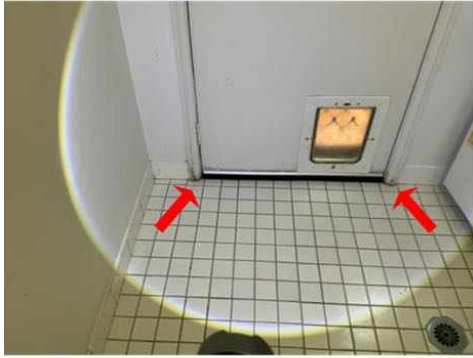
Building:	Main Building
Location:	Lounge room , Laundry
Finding:	Paint finish - Substandard
Information:	The paint finish in this area was found to have been completed to a substandard level. Substandard painting is generally classified as an appearance defect. However, the substandard appearance may also be indicative of poor surface preparation and substandard workmanship.

If this applies, further areas of poor and incomplete finishes could develop over time. Furthermore, substandard paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials.

Substandard paint finishes should be sanded back, filled, leveled and repainted, as applicable. Where inadequate paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.



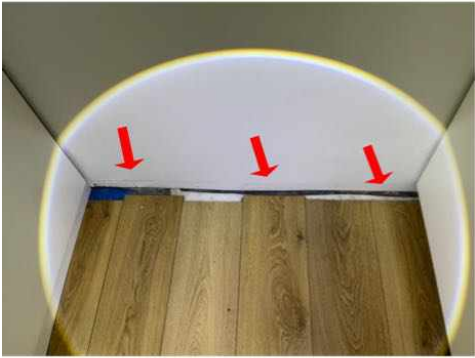
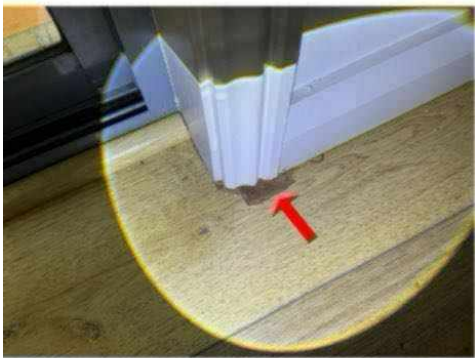


### Finding 3.11

Building:	Main Building
Location:	Bottom hallway, kitchen fridge recess
Finding:	Incomplete or substandard works- flooring not joined to walls
Information:	The works to this area appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



Finding 3.12

Building:	Main Building
Location:	Bathroom, laundry, toilet doors to wet areas.
Finding:	Doors, swollen- delaminated with moisture
Information:	Delamination is one means by which composite materials (e.g. layered timber composites) may fail over time. In laminated materials, repeated cyclic stresses may lead to the formation of mini-structures of separate layers, with significant loss of mechanical toughness. Water penetration or the presence of excessive moisture also generally contributes to delamination.

Where building materials have become delaminated, they lose their structural strength, and are likely to have a variety of appearance and serviceability defects as a result.

Delamination of timbers may be repaired where the area affected is minor and/or easily accessible, by gluing and screwing layers back together. However, this is an interim repair, and where delamination has occurred, the client should plan for the replacement of affected timbers sooner than would otherwise be expected.

All timber structures affected by delamination should be replaced as soon as possible to avoid any further damage. Repair and replacement estimates should be sought from a registered builder or qualified carpenter.



### Finding 3.13

Building:	Main Building
Location:	Kitchen
Finding:	Delamination of timbers
Information:	Delamination is one means by which composite materials (e.g. layered timber composites) may fail over time. In laminated materials, repeated cyclic stresses may lead to the formation of mini-structures of separate layers, with significant loss of mechanical toughness. Water penetration or the presence of excessive moisture also generally contributes to delamination.

Where building materials have become delaminated, they lose their structural strength, and are likely to have a variety of appearance and serviceability defects as a result.

Delamination of timbers may be repaired where the area affected is minor and/or easily accessible, by gluing and screwing layers back together. However, this is an interim repair, and where delamination has occurred, the client should plan for the replacement of affected timbers sooner than would otherwise be expected.

All timber structures affected by delamination should be replaced as soon as possible to avoid any further damage. Repair and replacement estimates should be sought from a registered builder or qualified carpenter.





### Finding 3.14

Building:	Main Building
Location:	Garage
Finding:	Building element - Damaged
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken 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.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.





## 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:	Meter box, under kitchen sink
Finding:	Termite Management System - no evidence of a chemical installation
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 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.



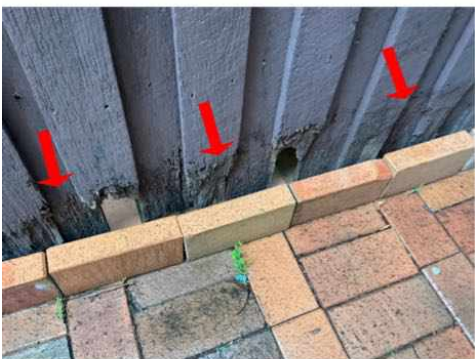
## Finding 6.02

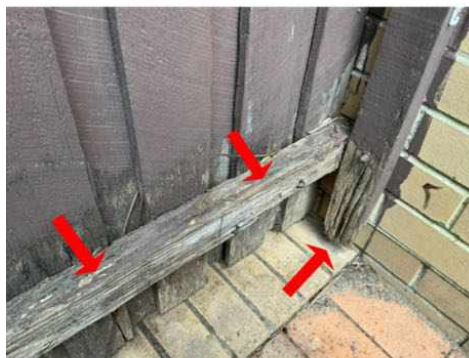
Building:	Main Building
Location:	All rear perimeter fencing
Finding:	Fungal decay - present (localised)
Information:	Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of 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 that are in use in an external environment which are exposed to rain penetration.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.







**Finding 6.03**

Building: Main Building  
 Location: Back wall- tap with no drain  
 Finding: Overflow - Not plumbed for drainage (Excessive Moisture)  
 Information: The overflow is not plumbed or connected to suitable drainage, which has resulted in the surrounding area becoming excessively damp. 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. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



**Finding 6.04**

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

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

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





### Finding 6.05

Building:	Main Building
Location:	Side passages, rear yard
Finding:	Untreated or non-durable timbers in a hazardous environment (Timbers in ground contact)
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.





Finding 6.06

Building: Main Building  
Location: Rear storage room adjoining garage  
Finding: Excessive moisture - identified  
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 6.07

Building:	Main Building
Location:	All Areas
Finding:	Bridging - Vegetation
Information:	Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.





### Finding 6.08

Building: Main Building  
Location: All Areas  
Finding: Trees to be inspected within the property.  
Information: Trees can be conducive to termite activity and nesting. Trees over 100mm on the property, should be drilled and tested for termite activity.  
  
Regular inspections every 6-12 months- or advised by the termite management system installer.





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

No evidence was found

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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller
- Reinspection by Jim's Building Inspections

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

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

The property seems to have been well constructed. However, years of little or limited maintenance, have left some safety hazards, with major and minor defects to be addressed urgently. The external balconies on both levels require immediate attention to their timber work. The fourth - southern bedroom balcony, has a noticeable railing post missing from its balcony. It should be replaced immediately, whilst all other posts with rusting nails on all other balconies, should also be repaired immediately. The external paving around all external areas is uneven in imposing trip hazards. Such paving needs to be relaid or replaced immediately, in avoiding injury. The Garage has no lighting, it shares a common wall and roof, with the neighbouring property. The manhole to the roof void is noticeably damaged, and in disrepair to its framework prohibiting access. Although no excessive moisture was detected in the garage, the adjoining store room has excessive moisture both visible and detected on all walls. Excessive moisture was detected in the same areas where visible dampness is evident. There is no manhole in this section. A qualified roofing plumber is required immediately, before such excessive dampness causes structural damage to the site, or causes mould and Timber pest infestation. The outside fencing throughout is showing extensive wood rot, due to poor installation and maintenance. Sections should be replaced urgently before causing further structural damage, or attracting Timber Pests.

The internal wet areas to all - Toilets, bathrooms, laundry, on both levels, shows tiling to all wet areas,

to either be cracked- damaged or drummy ( raised or semi detached ). A waterproofing expert should be commissioned urgently, in having the waterproofed areas inspected and repaired where needed. A tiler would then be required urgently, in having all tiled areas replaced. The upstairs floors are all bouncy, in almost every area. A licensed builder should be sought at the owner's discretion, in having the movement further inspected and if required, restored.

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

It is recommended that a second manhole be installed in an appropriate location in the ceiling of the property, to gain full access for regular inspections to all areas of the roof void.

Key issues include:

- Minor Defects in Internal Areas: These include deteriorated carpets, gaps in floor and skirting boards, and water ingress around window frames.
- Wet Area Maintenance: Deteriorated sealants and grout in wet areas need repair to prevent water damage and mitigate termite risks.

Recommendations:

- Address all identified defects promptly, engaging licensed professionals as necessary.
- Maintain gutters and ensure proper stormwater drainage to protect the building from water damage.
- Replace outdated smoke alarms and ensure compliance with Australian safety standards.
- Monitor the property for ongoing maintenance needs to preserve its long-term value and integrity.

These actions will ensure the safety, functionality, and value of the property over time. For further details or clarification, please contact the inspector.

## TIMBER PEST

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full chemical termite management system be installed to the property and inspections in accordance with AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

Note: Regular 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, where present, have been visually inspected up to a 2 meter height 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:

- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- No evidence of annual inspections have been carried out as recommended on every property.
- Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections. (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.
- 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.
- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Repair and monitor any water leaks and areas of excessive moisture.
- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).
  
- 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)

Additional information:

- Trees nearby on other properties could not be inspected.

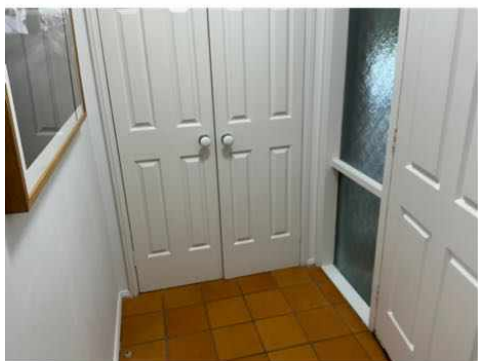
For further information, advice and clarification please contact Adam Poche on: 0418 160 096

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

Building: Main Building  
Location: All Areas- internal  
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.







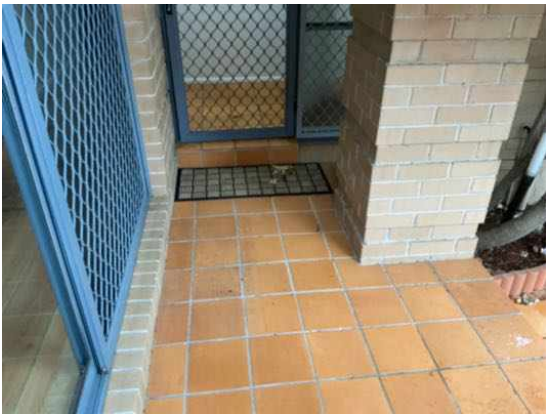






Noted Item

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











### Noted Item

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



**Noted Item**

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





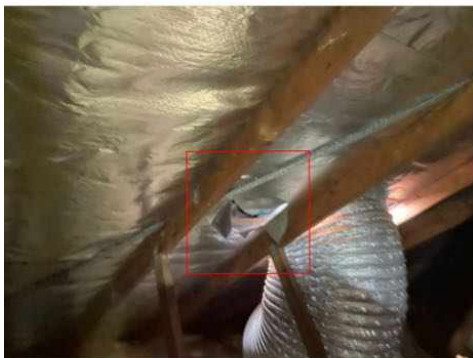


### Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Damaged
Information:	Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.





## 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.