



## Building and Timber Pest Inspection Report VR

Inspection Date: Fri, 13 Mar 2026

Property Address: 4/17 The Crescent, Angourie NSW 2464,  
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: Fri, 13 Mar 2026

Modified Date: Mon, 16 Mar 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: 4/17 The Crescent, Angourie NSW 2464, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Dean Huxley Ph: 0410 535 121  
Email: Yamba@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Yamba)

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Company Address and Postcode: Yamba 2464

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Company Email: Yamba@jimsbuildinginspections.com.au

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Company Contact Numbers: 0410 535 121

## 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: 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 with in this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

This inspection is only a visual inspection and multiple areas through out the building are not able to be inspected. Live timber activity and further damage maybe located in these areas. A further invasive inspection is recommended to gain a better understanding of the buildings condition and to the extent of any timber pest activity.

Any home built before 1990 has the potential to have been built with materials containing asbestos

The detection of asbestos containing materials is out of the scope of works for this inspection. I recommend a separate asbestos inspection and report, with samples of suspected asbestos containing materials taken and laboratory tested to, confirm or rule out the presents of asbestos.

## 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 moderately susceptible to timber pests. A termite treatment is recommended.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Timber with concrete areas, Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	1
Occupied	Occupied
Orientation	East
Other Building Elements	
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Staircase, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Tiled
Storeys	Second story unit
Walls	Timber Framed and Clad, Weatherboards, Rendered, Brick Veneer (Timber Framed), Cavity Brick
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
- Posts
- 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 skillion or flat roof - no access
- Exterior Roof Surface - Second Storey.
- Site - Part.

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 skillion or flat roof - no access
- Ceiling linings
- External concrete or paving

- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Rugs
- Stored items
- 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**

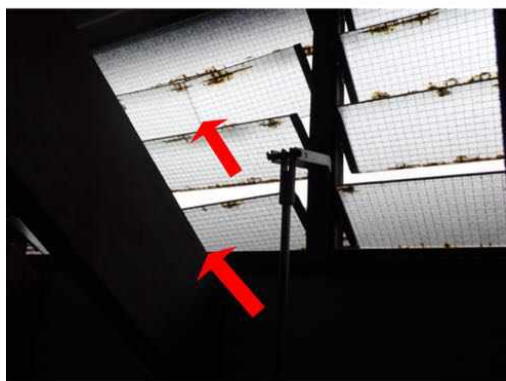
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building:	Main Building
Location:	Bathroom
Finding:	Window Louvre Blades – Broken Glass
Information:	Broken glass louvre blades were identified at the time of inspection. In plain English, some of the glass slats in the louvre window are cracked or broken which may affect operation and weather protection. Broken glass also presents a safety hazard. A glazier or suitably experienced handyman should replace the damaged louvre blades as soon as possible.



### Major Defect

#### Finding 2.01

Building:	Main Building
Location:	Bathroom

Finding: Bathroom Tiles – Damaged and Missing  
Information: Damaged and missing tiles were identified in the bathroom at the time of inspection. In plain English, some tiles are broken or missing, which may allow water to penetrate behind the wall or floor surfaces and cause concealed damage to the underlying materials. A licensed tiler or suitably experienced handyman should assess and repair the tiles to prevent further deterioration. A licensed builder may also need to carry out further invasive investigation to determine the condition of the building materials beneath the tiles and carry out repairs accordingly.





### Finding 2.02

Building:	Main Building
Location:	Bathroom
Finding:	Bath/Shower Area – Deteriorated Silicone
Information:	Deteriorated silicone was identified around the bath tub and shower area at the time of inspection. In plain English, the sealing around the bath and shower has worn out, which may allow water to penetrate behind the fixtures. This may cause damage to associated building materials if left unaddressed. A licensed tiler or suitably experienced handyman should remove and replace the silicone to prevent further deterioration. A licensed builder may also need to carry out further invasive investigation to determine the condition of the building materials beneath the tiles and carry out repairs accordingly.



## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Entry door
Finding:	Front Entry and Bathroom Doors – Dropped
Information:	The front entry and bathroom doors were observed to have dropped at the time of

inspection. In plain English, the doors appears to have sagged slightly and may rub or catch on the frame during operation. This condition can occur over time due to general wear, hinge movement, or settlement. A carpenter or suitably experienced handyman should assess and adjust or repair the doors as required.



### Finding 3.02

Building:	Main Building
Location:	Windows
Finding:	Timber Window Frames – General Maintenance
Information:	The timber window frames were found to be in need of general maintenance at the time of inspection. In plain English, the timber frames show signs of weathering and

age-related deterioration. Maintenance such as sanding, sealing, and repainting is recommended to prevent further deterioration. A painter, carpenter, or suitably experienced handyman would be the appropriate trade to carry out the maintenance works.



### Finding 3.03

Building:	Main Building
Location:	Ceilings
Finding:	Ceiling/Wall Junctions – Minor Cracks
Information:	Minor cracks were identified to the ceiling and wall cladding junctions at the time of inspection. In plain English, small cracks were noted where the walls meet the ceiling. This is a common defect and can occur due to normal movement and settlement of the building over time. A painter or suitably experienced handyman can repair and make good the affected areas.



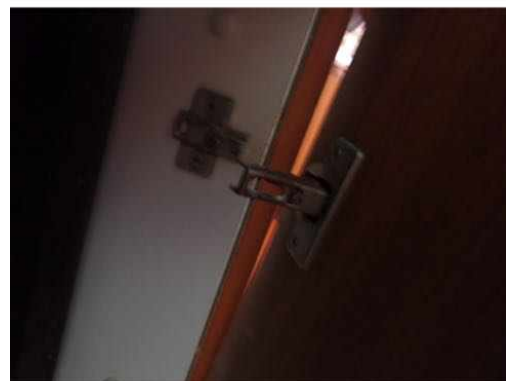
### Finding 3.04

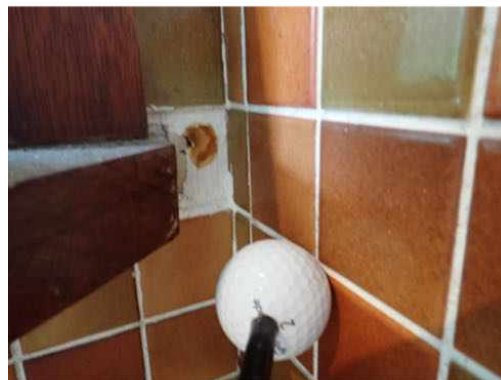
Building: Main Building

Location: Kitchen

Finding: Kitchen – Fair Condition

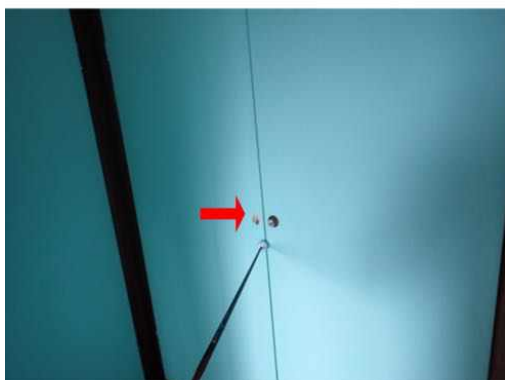
Information: The kitchen was found to be in fair condition at the time of inspection with age-related wear and tear typical with a property of this age, including a missing tile to the splashback and damaged or deteriorated cabinet hinges. In plain English, the kitchen appears functional but shows general deterioration consistent with normal use over time. A cabinet maker or suitably experienced handyman can carry out maintenance or repairs where required.





### Finding 3.05

Building:	Main Building
Location:	Bedroom
Finding:	Bedroom Robe – Missing Door Handles
Information:	Missing door handles were identified to the bedroom robe doors at the time of inspection. A cabinet maker or suitably experienced handyman can install replacement handles.



### Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Light Fitting – Rust
Information:	Rust was identified to the bathroom light fitting at the time of inspection. In plain English, the light fitting shows signs of corrosion which can occur in wet areas over time due to moisture exposure. A licensed electrician should assess and replace the fitting if required.



### Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Window – Louvre Winder Not Working
Information:	The louvre winder to the bathroom window was not working at the time of inspection. In plain English, the mechanism used to open and close the louvre window is not operating correctly. A carpenter, window specialist, or suitably experienced handyman should assess and repair or replace the winder mechanism.



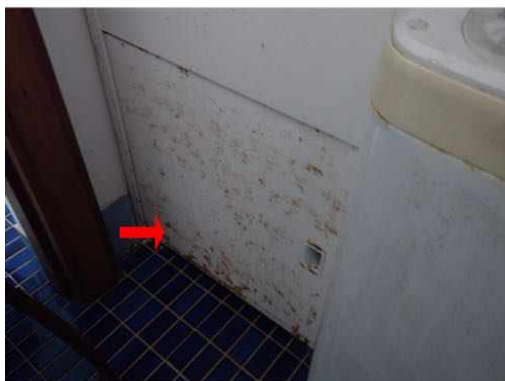
### Finding 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Feature Timber – General Maintenance
Information:	The feature timber in the bathroom near the window was found to be in need of general maintenance at the time of inspection. In plain English, the timber shows signs of wear and moisture exposure consistent with a wet area. Maintenance such as cleaning, sealing, or refinishing is recommended to prevent further deterioration. A painter or suitably experienced handyman would be the appropriate trade to carry out the maintenance works.



### Finding 3.09

Building:	Main Building
Location:	laundry cupboard
Finding:	Laundry Tub Cupboard – Rust
Information:	Rust was identified to the laundry tub cupboard at the time of inspection. In plain English, the cupboard shows signs of corrosion, likely due to moisture exposure in the laundry area. A cabinet maker, licensed plumber, or suitably experienced handyman can assess and repair or replace the affected cabinet as required.



### Finding 3.10

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Ceiling – Paint Deterioration
Information:	Paint deterioration was identified to the bathroom ceiling at the time of inspection. In plain English, the paint finish to the ceiling shows signs of wear which is common in wet areas due to humidity over time. No elevated moisture readings were identified at the time of inspection. A painter or suitably experienced handyman can prepare and repaint the affected area. Ad deemed necessary.



### Finding 3.11

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom Door Hardware – Rust
Information:	Rust was identified to the bathroom door hardware at the time of inspection, although it was found to be in fair working order. In plain English, the door fittings show signs of corrosion which is common in wet areas over time due to moisture exposure. A carpenter or suitably experienced handyman can replace the hardware if deterioration continues.



### Finding 3.12

Building:	Main Building
Location:	Decked area
Finding:	Deck Balustrade – Rusted Lattice Nails
Information:	Rust was identified to the nails fixing the timber lattice to the deck balustrade at the time of inspection. In plain English, the nails securing the lattice have started to corrode due to weather exposure over time. A carpenter or suitably experienced handyman can replace the affected fixings and carry out maintenance to prevent further deterioration.



## 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:	Entry stairs
Finding:	Timber Stairs in Contact With Ground / Masonry – Possible Termite Entry Point
Information:	Timber components of the entry stairs were observed to be in direct contact with, or in very close proximity to, the ground and connected brickwork/concrete elements. This condition can allow concealed termite entry and is considered conducive to timber pest attack. Direct timber-to-ground or timber-to-masonry contact may also accelerate timber deterioration through moisture transfer. A licensed builder or pest control specialist should assess the area and carry out rectification works if required, which may include separating the timber from the ground or masonry, installing appropriate barriers, and repairing or replacing affected components. A termite management plan should also be considered to reduce the risk of future termite activity.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	Entry stairs
Finding:	Wood Rot to Entry Timber Stairs
Information:	Wood rot was identified to the timber components of the entry stairs at the time of inspection. Deterioration of the timber may reduce the structural integrity and durability of the stair components and may worsen if left unaddressed. This condition is commonly associated with prolonged exposure to moisture and weathering. Repairs

or replacement of the affected timber components should be carried out by a licensed builder or qualified carpenter. Early repair is recommended to prevent further deterioration and potential safety issues.



### **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

- Asbestos Inspector
- Registered Roofing Contractor
- Registered/Licensed Builder
- Reinspection by Jim's Building Inspections
- 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

- At the time of inspection, the property was found to be in fair condition when compared to buildings of similar age, type of construction and location.

I recommend reading this report in detail and acting on all recommendations

For further information, advice and clarification please contact Dean Huxley on: 0410 535 121

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

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





## Definitions to help you better understand this report

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

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