Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 19 Jan 2026

Property Address: 33 Stewart Street, South Windsor NSW 2756

Contents

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

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

Original Inspection Date: Mon, 19 Jan 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	33 Stewart Street, South Windsor NSW 2756
Client's Email Address:	
Client's Phone Number:	
Consultant:	David Piva Ph: 0466 136 675 Email: David.piva@jimsbuildinginspections.com.au
	2743C
Company Name:	Jim's Building Inspections (Canada Bay)
Company Address and Postcode:	Horsley Park 2175
Company Email:	David.piva@jimsbuildinginspections.com.au
Company Contact Numbers:	0466 136 675

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: Important Pre-Report Requirements

• The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
• This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
• The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Timber Pest Risk & Recommendations

• Further investigation of all high-risk or inaccessible areas is strongly recommended.
• Consider implementing a termite management program in accordance with AS 3660, which may include:
• Monitoring and baiting systems
• Chemical and/or physical barriers
• Regular termite inspections should be conducted at intervals not exceeding 12 months, or more frequently in high-risk areas.

Access Limitations
• A second manhole in the ceiling is recommended to enable complete access to the roof void.

General Risk Warning
• Due to:
• Lack of a chemical termite management system,
• Low clearance or restricted access to parts of the roof void and subfloor,
• And the number of limitations and obstructions listed,
• There is a higher risk of undetected defects.
• A further invasive re-inspection is highly recommended once access is gained.

Termite Protection
• A post-construction chemical termite management system is highly recommended.
• Recommend obtaining records and maintenance history from the previous owner or strata manager.

Safety & Compliance
• Where Major defects and safety hazards are found should be addressed immediately.
• Other defects should be rectified promptly to avoid escalation.
• It is highly recommended that:
• A licensed electrician reviews all electrical components.
• A licensed plumber reviews plumbing systems and provides maintenance guidance.
• These reviews help ensure safe usage and longevity of essential systems and protect your investment.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Brick Stumps or Piers, Strip Footings, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Pergola, Fence - Post and Rail Construction, Footpath
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Doors, Door Frames, Architraves, Floating Floor
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Raining

Section C Accessibility

Areas Inspected

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

- Exterior

- Fencing

- Interior

- Outbuildings

- Roof Exterior - Part

- Roof Void - Part

- Subfloor

- 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 - Part.

- Subfloor - 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 low roof pitch preventing full inspection

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Ceiling linings

- Duct work

- Evidence of recently painted walls or ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Insulation

- Lack of suitable access or entry point

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: **Medium**

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:	Exterior window - right side
Finding:	Window - Cracked Glazing.
Information:	Observation

Cracking was identified to the window glazing in this area at the time of inspection. The pattern and nature of the cracking is consistent with impact-related damage. No evidence was available to confirm the timing or cause of the damage; however, the defect is clearly visible and has not been rectified.

Implication

Cracked glazing is likely to continue to deteriorate over time, with an increased risk of the glass further cracking or shattering, particularly when exposed to vibration, wind loading, or temperature variation. This condition presents a potential safety hazard to occupants and visitors. In addition, the integrity of the window is compromised, reducing weather tightness and increasing the likelihood of minor water ingress and draughts, which may lead to secondary damage to internal finishes if left unmanaged.

Recommendation

A suitably qualified glazier should be engaged to repair or replace the damaged window glazing as soon as practicable. Until rectification is completed, caution should be exercised by any persons in proximity to the affected window to reduce the risk of personal injury.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Front Elevation
Finding:	Overhanging Trees and Gutter Maintenance – Observations & Recommendations.
Information:	Overhanging tree branches were observed above the roofline, contributing to the accumulation of leaf litter and debris within the gutters. This condition can adversely affect the performance of the roof plumbing system, particularly during periods of heavy rainfall.

Blocked or restricted gutters impede the effective discharge of stormwater, increasing the likelihood of water pooling or overflow. This may result in accelerated rusting and corrosion of gutters and downpipes, as well as the creation of damp conditions that are conducive to termite activity and other pest issues.

Recommendations

To mitigate these risks and maintain effective stormwater management, the following actions are recommended:

• Prune or remove overhanging tree branches to minimise debris accumulation.

• Clean all gutters and downpipes to restore full drainage capacity.

• Consider the installation of gutter guards as a preventative measure, particularly in heavily treed areas.

General gutter cleaning may be undertaken by the homeowner; however, pruning of larger branches should be carried out by a suitably qualified arborist or landscape contractor. A licensed roof plumber should be engaged to assess the condition of the guttering system and undertake any necessary remedial works. Regular maintenance will assist in preserving roof plumbing components, protecting the building envelope, and reducing the risk of moisture-related damage or pest activity.

Finding 3.02

Building:	Main Building
Location:	Pergola
Finding:	External Timber Elements – Weather Exposure and Maintenance.
Information:	Findings:

• External timber components of the building, which are frequently exposed to harsh weather conditions, show signs of wear and lack adequate protective treatment.

• In areas where timbers have not been properly painted or sealed, deterioration is likely to progress at an accelerated rate due to constant exposure to moisture, UV radiation, and temperature changes.

• Without timely intervention, the condition of these timbers may continue to degrade, potentially requiring replacement in the short-term future.

Recommendations:

1. Protective Treatment:

• External timbers should be adequately treated—either painted or sealed—to protect against further weathering.

• A licensed painting contractor or experienced handyman should be engaged to carry out the necessary surface preparation and treatment.

2. Repair or Replacement:

• Where timber elements have already deteriorated, repairs will be necessary.

• A qualified carpenter should be appointed to assess and carry out any required structural or cosmetic timber repairs.

Conclusion:

To prolong the life of external timber elements and prevent further degradation, prompt treatment and ongoing maintenance are essential. Untreated or poorly protected timbers will continue to deteriorate under environmental exposure, leading to avoidable replacement costs if not addressed in a timely manner.

Finding 3.03

Building:	Out Building
Location:	Roof Exterior
Finding:	Roof Plumbing - Insufficient Capacity and Overflow Risk.
Information:	Observation:

The roof plumbing system appears insufficient to manage the increased volume of rainwater from the additional roof covering. The additional roof drainage is connected to the existing system without upgrades to accommodate the extra water flow.

Implication:

During heavy rainfall, the roof plumbing overflows, causing damp conditions against external surfaces and the building perimeter base. This creates a risk of water damage and increased susceptibility to termite and timber pest activity.

Limitations:

A detailed plumbing inspection is outside the scope of this building and pest inspection.

Recommendation:

• Engage a licensed and registered roofing plumber to assess and upgrade the roof drainage system as needed to ensure proper function.

• In the interim, ensure all gutters and downpipes are clear of debris and blockages to reduce overflow risk.






Finding 3.04

Building:	Main Building
Location:	Front Elevation
Finding:	Downpipe - Damaged or Modified.
Information:	Modified or Damaged Downpipe – Stormwater Drainage Concern

Observation:

• The roof plumbing (downpipe) in this location has been cut open or modified and is not fully sealed.

• This may suggest an attempt to bypass a blocked stormwater drainage pipe or redirect water flow due to inadequate drainage performance.

Implications:

• Poorly sealed or disconnected downpipes can result in:

• Water pooling around the base of the building

• Excessively damp conditions at the foundation or subfloor level

• Increased risk of foundation movement, moisture ingress, or wood rot

• Water runoff may also be diverted to a neighbouring property, which is non-compliant with building codes and may create legal or council-related issues.

Recommendation:

• Rectification is strongly advised.

• A licensed plumber should be appointed to:

• Inspect the area thoroughly

• Assess the condition of the stormwater system

• Repair, replace or properly connect all downpipes to ensure compliant and effective drainage

Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Door - Binding and/or Jamming.
Information:	Functional Defect Identified

Binding and/or jamming of doors was observed during standard operation and appeared to be rubbing or binding. This issue impairs the normal functionality of the door and may lead to secondary damage to adjacent building elements, such as scuffing or tearing of floor coverings, or stress to door hardware and framing.

Possible Causes

Binding or jamming may result from a range of factors, including but not limited to:

• Poor door installation

• Worn, damaged, or misaligned hinges

• Swelling or warping of materials

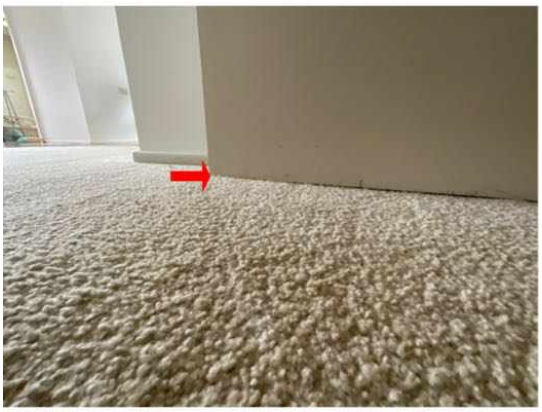
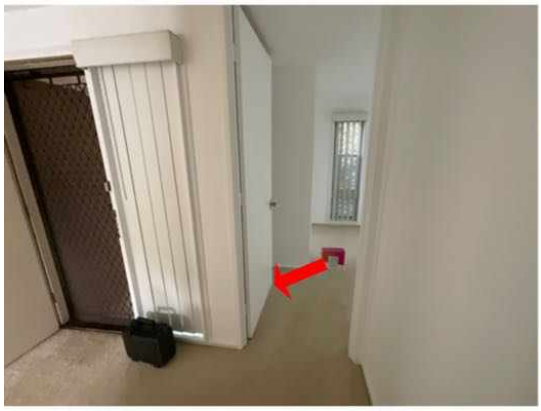
• Differential movement in the building structure (e.g. due to settlement, subfloor deflection, or foundation issues)

Recommendations

• If the issue appears to be related to major structural movement, it is recommended that a registered builder with experience in re-stumping or subfloor repairs be engaged to assess the extent of the movement and provide a quotation for necessary remedial works.

• Where the issue is minor in nature, a qualified carpenter or general handyperson may be appointed to carry out corrective works at the client's discretion.

Prompt assessment and remediation are advised to prevent further deterioration or related damage.


Finding 3.06

Building:	Main Building
Location:	Kitchen
Finding:	Cabinetry - Swollen or Water Damaged.
Information:	Observation:

Swelling to cabinet panels was observed at the time of inspection. This condition is generally indicative of prolonged exposure to excessive moisture, resulting in deterioration and expansion of the panel materials. The damage may also suggest that moisture-resistant materials were not used during the original construction or

installation of the cabinetry.

Implication:

Continued exposure to moisture is likely to result in further deterioration of the affected cabinet panels and may lead to secondary damage to adjoining cabinetry components or associated building elements. If left unmanaged, progressive deterioration could necessitate more extensive and costly remedial works.

Recommendation:

It is recommended that the source of moisture be identified and rectified as a priority. Remedial works may include repair or replacement of the affected cabinet panels by a suitably qualified cabinet maker, at the client's discretion. Ongoing monitoring is advised to ensure no further moisture-related damage develops.

Finding 3.07

Building:	Main Building
Location:	Subfloor
Finding:	Minor Defect – Subfloor Pier Damage
Information:	
	Observation:

At the time of inspection, one of the piers supporting the subfloor structure was observed to be partially damaged. The defect appeared localised and minor in nature, with no significant distortion, excessive movement, or widespread failure evident in the surrounding subfloor elements at the time of inspection.

Implication:

Although the damage is currently assessed as minor, a compromised pier may reduce its load-bearing capacity and, if left unaddressed, could contribute to uneven support of the subfloor structure. Over time, this may lead to further deterioration or secondary issues such as minor movement, creaking floors, or misalignment of supported elements.

Recommendation:

As a precautionary measure, it is recommended that the damaged pier be assessed and repaired as required. A suitably qualified tradesperson (such as a licensed builder) should be engaged to carry out any necessary remedial works to ensure the pier provides adequate and ongoing support to the subfloor structure.

Finding 3.08

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor structure - Water stains below bathroom evident.
Information:	Observation:

Water staining and minor decay was identified to the subfloor areas beneath the bathrooms at the time of inspection. This type of staining is commonly associated with previous or intermittent water leaks, often originating from the shower base, plumbing penetrations, or failed or deteriorated waterproofing. The affected areas appeared dry at the time of inspection. No elevated moisture levels were detected to the shower wall tap fittings within the bathrooms at the time of inspection.

Implication:

While no active moisture was detected during the inspection, the presence of water staining indicates that leakage has occurred at some point. If the bathrooms are not in regular or constant use, leaks may not be evident at the time of inspection, as many plumbing or waterproofing failures only become apparent during frequent use. Should leakage be ongoing or recur, continued moisture exposure may result in deterioration of subfloor timbers, structural elements, and associated building components, potentially leading to significant repair works.

Recommendation:

It is recommended that the affected areas be monitored over time, particularly after the bathrooms are placed into regular use. A licensed plumber should be engaged to carry out further investigations, including testing of tap fittings and flood testing of the shower bases, to determine whether any leaks are active or ongoing. If leakage is confirmed, a suitably qualified bathroom renovation specialist should be appointed promptly to identify the source and carry out necessary repairs.

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:	External Areas
Finding:	Plumbing and/or yard drainage - Conducive conditions..
Information:	Observation: Drainage Issues Around Property

Areas of the property—both around the perimeter and within the external yard—were noted to have drainage problems, resulting in water pooling, ponding, or stagnation. These conditions are considered highly conducive to timber pest activity.

Timber Pest Risk Assessment:

• Termite Attraction: Excessive moisture around or beneath the structure creates an environment favourable to termite foraging and colonisation.

• Fungal Decay: Prolonged dampness also promotes fungal growth and wood decay, which can compromise structural timbers.

• Underlying Causes: Such moisture issues are typically associated with plumbing defects (e.g. leaking pipes, overflows) or landscaping problems (e.g. poor site drainage, negative grading).

Recommendation:

It is important that appropriate drainage improvements be undertaken to prevent moisture build-up around the building. This may include plumbing repairs, grading adjustments, or installation of drainage systems.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Roof Plumbing - Insufficient Capacity and Overflow Risk.

• Downpipe - Damaged or Modified.

Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Overflow Management – Risk of Termite Activity..
Information:	Observation: Water Pooling from HWS and Air Conditioning Overflows

Water discharge from the Hot Water System (HWS) pressure relief valve and air conditioning unit overflows was observed discharging close to the base of the structure, contributing to water pooling around the building perimeter.

Timber Pest Risk Assessment:

Persistent moisture near the foundation or subfloor area significantly increases the likelihood of termite activity. Termites are highly attracted to damp environments, and stagnant water near structural elements provides ideal conditions for foraging and infestation.

• Moisture Conducive to Infestation: Termites require moisture for survival, and pooled water can soften timber materials, making them more accessible.

• Structural Risk: Prolonged dampness may also contribute to timber decay, further increasing vulnerability.

Recommendation:

It is highly recommended that all overflows from the HWS and air conditioning units be redirected away from the building, preferably via fixed drainage or extension piping, to prevent water accumulation near the structure.

These minor corrective works should be undertaken promptly to minimise the risk of both termite ingress and potential structural damage due to ongoing moisture exposure.

Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Fungal Decay (Wood Rot) – Conducive Conditions for Timber Pests..

Information:

Findings:

• Fungal decay, commonly referred to as wood rot, occurs when timber and other cellulose-based materials are exposed to ongoing damp or humid conditions.

• Affected materials may include building elements, landscaping timbers, or externally stored timber.

Implications:

• Wood rot not only compromises the structural integrity of affected timbers but also creates ideal conditions for termite activity and other timber pests.

• Damp and decaying timber is particularly attractive to subterranean termites, which prefer moist environments and can use rotting timber as a bridge into the structure.

Recommendations:

• Prompt removal of decayed or untreated timber is recommended to eliminate conducive conditions.

• Where necessary, replace susceptible materials with non-susceptible or treated timber suitable for external use.

Related Building Defects:

Please refer to the following defect(s) noted in the Building Section of this report for further detail and specific recommendations:

• Subfloor structure - Water stains below bathroom evident.

Note: Regular maintenance and replacement of deteriorating external timber is essential in reducing the risk of termite activity and ensuring long-term structural durability.

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Plumber specialising in Roof Plumbing

- Registered Roofing Contractor

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING AND PEST SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Several minor defects, maintenance items, and timber pest risks were noted.

MAJOR DEFECTS
• None identified at the time of inspection.

SAFETY HAZARDS
• Cracked window glazing consistent with impact damage was identified at the time of inspection and remains unrepaired. This condition presents a safety hazard due to the risk of further cracking or shattering and may also compromise weather tightness. Repair or replacement by a suitably qualified glazier is recommended as soon as practicable.

BUILDING REPORT SUMMARY

Yard / Drainage

• Site drainage appeared acceptable on the day of inspection..
• Some low-lying areas adjacent rear outbuilding should be monitored during periods of heavy rain to ensure water does not pond near the building perimeter.
• Recommend landscaping adjustments and/or installing drainage to divert water away from the building perimeter.
• General drainage adequacy is outside the scope of this inspection. A smoke test is advised to assess for illegal or damaged connections
• Monitoring during and after rainfall is essential to evaluate effectiveness of any rectifications.

Roof Plumbing
• Gutters and downpipes were in serviceable condition with no active leaks noted.
• Gutters and downpipes to the carport appeared insufficient.

Recommended actions:
• Connect downpipes to stormwater system.
• Cut back overhanging tree branches.
• Roof drainage compliance is outside the inspection scope — further advice should be sought from a licensed roof plumber.

Roof Exterior
• The roof appeared to be in average condition overall, with no major visible defects from ladder-accessed areas.
• Roof not fully accessible due to height, rain and safety limitations
• Due to limitations a closer inspection is recommended by a roofing contractor to assess minor tile deterioration or hidden defects and confirm condition.

External Walls
• External masonry walls appeared generally sound.
• No discernible or significant structural cracking observed.

Building Perimeter
• Ensure that surface water drains away from the building at all times.

Subfloor
• Subfloor appeared dry and well-ventilated at the time of inspection.
• A damaged pier was noted, although minor, recommend repairs are carried out promptly

Hot Water System (HWS), Taps, and Plumbing
• HWS appeared serviceable
• The HWS (DOM: 13/10/2023)
• Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
• No significant leaks or water hammer noted.
• Recommend further testing after regular usage resumes.
• Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings
• Walls and ceilings were generally in good condition with minor wear and tear.
• No evidence of active ceiling leaks or water damage observed at the time of inspection.

The client should be aware that changes can occur after the inspection, and ongoing monitoring is recommended.

Windows & Doors
• All accessible windows and doors were operational.
• Minor adjustment or servicing is recommended to improve function and prevent wear.

Bathroom
• Overall condition average
• No elevated moisture readings were found behind the shower at the time of inspection.
• Monitoring after more frequent use is advised, and further invasive inspection may be warranted if leaks recur.
• Recommend sealing tiles and grout to prevent moisture ingress.
• No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

Kitchen
• The kitchen was in average condition overall with minor water damage visible.
• Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)
• This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
• Water pressure and tapware condition were not fully assessed.
• A licensed plumber is required to provide an accurate assessment.

Note: Client should ensure any extensions and additions are council-approved.

TIMBER PEST REPORT SUMMARY

Termite Activity
• No visible evidence of active termites, termite damage, or mud leads at the time of inspection.

Timber Decay
• Wood rot observed in the subfloor and appeared minor-moderate

Moisture Conditions
• No elevated moisture detected in wet areas, including behind showers, at the time of inspection

using a Tramex Moisture Encounter Plus.
• However, as the property may have been vacant or unused, moisture issues may only become apparent after extended use. Monitoring is essential.
• Note: Properties left vacant may not show leaks until plumbing is in regular use. Recommend post-settlement monitoring and potential follow-up inspection.

Trees & Landscaping
• Mature trees and vegetation close to the structure may harbour termites.
• Recommend test drilling large trees and using a borescope to check for internal voids or activity.

Obstructions & Limitations
• Insulation in the roof void may conceal termite activity or damage.
• Limited access in some subfloor areas due to low clearance.
• Full access is required to allow for a more comprehensive assessment and as recommended the area(s) re-inspected.

Termite Management System
• No durable notice or record of an existing termite management system was found.
• The client should seek further information from the vendor or arrange for a professional termite barrier or treatment system to be installed.

KEY RECOMMENDATIONS
• Attend to any Safety Hazards immediately and Major Defects as soon as possible found in this report
• Reinstate stormwater connections to downpipes.
• Trim or remove trees and vegetation in contact with or close to the home.
• Consider installing or confirming a termite management system.
• Engage a roofer for closer inspection of roof tile condition.
• Schedule annual pest inspections in accordance with AS 3660.2 for ongoing risk management.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of live termite activity was not visible at the time of the inspection..
Information: Termite Activity – Important Advisory

Although no visible evidence of live termite activity was found at the time of this inspection, it is important to understand that early-stage termite attacks often show no visible signs. Termite activity can remain concealed within walls, floors, or other inaccessible areas, and evidence may only become apparent after significant damage has occurred.

Limitations of the Inspection:

This inspection report reflects the conditions present on the day of inspection only. As such, it cannot guarantee the absence of termite activity, particularly in concealed or inaccessible areas.

Recommendation:

If any new evidence of termite workings, mud leads, or timber damage is discovered before the next scheduled inspection, you should immediately contact a licensed pest management professional for further assessment and treatment if required.

Note: Regular inspections (at least annually) are essential for the early detection of termite activity and to reduce the risk of serious structural damage.

Noted Item

Building: Main Building
Location: All Areas
Finding: Evidence of termite workings / damage was absent at the time of inspection..
Information: Observation: No Termite Activity Detected at Time of Inspection

At the time of inspection, no evidence of active termite activity, past workings, or

visible termite damage was found on the property.

Recommendation:

• The homeowner should continue to comply with all warranty conditions and ongoing maintenance recommendations provided by the termite management or pest control company (if applicable).

• It is important to continue monitoring areas that are conducive to termite activity, particularly those with moisture, poor ventilation, or timber-soil contact.

• Annual timber pest inspections in accordance with Australian Standard AS 4349.3 are strongly recommended to allow for the early detection of termite activity, especially in concealed or inaccessible areas.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of chemical delignification was not visible at the time of inspection..
Information:	Overview:

Chemical delignification (wood defibration) is the chemical breakdown of lignin, causing wood fibers to deteriorate. It typically affects roof battens and other exposed structural timbers.

Causes:

Occurs mainly in marine or chemically reactive environments due to exposure to airborne salts, corrosive gases, or industrial pollutants.

Consequences:

Reduces timber strength and integrity, potentially leading to roof structure failure if untreated.

Inspection Findings:

No signs of chemical delignification observed during inspection.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Wood borer activity - not identified..

Information: Wood Borer Activity

No evidence of active wood borer was observed in accessible areas. Some timber elements were obstructed or inaccessible, so concealed activity cannot be fully excluded. Wood-borer-related damage typically presents as fine powder (frass), small round exit holes, or weakened timber surfaces.

Recommendation

Clear obstructed areas for further inspection where possible and maintain annual pest inspections in line with AS 4349.3. If any signs of frass, exit holes, or timber deterioration appear, obtain further assessment from a licensed pest technician.

Noted Item

Building: Main Building
Location: Subfloor
Finding: Subfloor ventilation - Adequate..
Information: Observation: Subfloor Ventilation

• Subfloor ventilation plays a critical role in preventing damp or wet conditions, which are known to be conducive to timber pest activity.

• The ventilation system observed on-site provides passive airflow, assisting in the drying of subfloor soils following periods of rain or other moisture events.

• Termites require moist, humid environments to forage and establish colonies. Therefore, maintaining a dry subfloor significantly reduces the risk of termite activity.

Conclusion:

• Subfloor ventilation appeared to be adequate and functioning satisfactorily at the time of inspection.

• No immediate concerns were noted regarding airflow or vent obstruction.

Noted Item

Building: Main Building
Location: All Areas
Finding: Thermal Imaging – Termite Activity Assessment..
Information: During the inspection, a Flir E6 Thermal Imaging Camera was used to detect irregularities in the internal walls and ceilings.

Termites can often be identified by:

• Nesting activity or visible mud tubes

• Moisture sources or structural damage

Termites release heat in the form of carbon dioxide and build mud tubes with high moisture content, which can create irregular heat patterns on surfaces such as walls, ceilings, and floors.

At the time of the inspection, no abnormalities indicating live termite activity were observed. However, it's important to note that various factors—such as obstructions, ambient temperature, and wall material/thickness—can impact the accuracy of thermal readings. In cases where surfaces are visually restricted or obstructed, a comprehensive thermal scan may not always be feasible.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Termite Management System - Missing Durable Notice..
Information:	Observation: Missing Durable Notice for Termite Management System

At the time of inspection, no durable notice or sticker was found within the switchboard unit or other accessible areas to indicate the presence or type of termite management system currently installed.

Recommendation:

It is strongly recommended that a durable notice be affixed within the main electrical switchboard or another prominent location (e.g. meter box or inside garage) to clearly identify:

• The type of termite management system installed (e.g. chemical barrier, physical barrier, reticulation system, baiting system)

• The installation date

• The installer's contact information

• Ongoing maintenance or inspection requirements

• If no reliable information can be obtained, or if the existing system is found to be outdated or non-functional, it is recommended that a new termite management system be installed by a licensed pest control professional.

The client should also consult the current homeowner or builder for any documentation or warranties related to an existing termite management system.

Summary:

A termite management system is a critical component in protecting a property from termite attack. These systems may include a combination of:

• Physical barriers

• Chemical soil treatments

• Reticulation or baiting systems

• Regular inspections

Proper maintenance and documentation are essential to ensure continued protection. Without a visible durable notice, there is no clear indication of what system (if any) is in place, which may limit the effectiveness of future termite inspections and hinder warranty claims.

Noted Item

Building: Main Building

Location: All Areas

Finding: Proposal for Termite Risk Management – AS 3660.2 Compliance..

Information: Recommendation:

A termite management proposal, in accordance with Australian Standard AS 3660.2, is strongly recommended to assist in the prevention of future subterranean termite access to buildings and associated structures.

This recommendation applies particularly to properties where conditions conducive to termite or timber pest activity have been identified—such as excess moisture, poor ventilation, timber in ground contact, or drainage deficiencies.

Rationale:

• Prevention is significantly more effective and less costly than managing an active termite infestation.

• Properties with known risk factors are more likely to experience termite attack unless proactive management measures are implemented.

Preventative Measures May Include:

• Post-construction chemical termite barrier installation by a licensed pest management professional.

• Improving site drainage and reducing excess moisture in high-risk areas such as subfloors and building perimeters.

• Regular inspections as outlined under AS 3660.2 for ongoing monitoring.

Note: It is essential that any termite management system implemented is accompanied by a durable notice as per AS 3660.2, and that inspections are carried out at least annually by a qualified professional.

Noted Item

Building: Main Building

Location: Roof Void

Finding: Roof Void – Limited Accessibility..

Information: Observation:

Access to the roof void was restricted due to several limiting factors, including:

- Low roof pitch
- Non-trafficable framing
- Inaccessible or obstructed areas
- Presence of insulation

As a result, a complete inspection of the roof void was not possible.

A visual inspection was conducted from all accessible entry points, and supplementary photographs have been provided for your reference.

Important Note:

A full inspection of the roof space is not achievable unless all obstructions—including insulation and restricted access points—are removed, and full, safe access is provided. Termite activity or timber pest damage may go undetected in concealed or inaccessible areas.

Recommendation:

Installation of an additional manhole is recommended to facilitate a re-inspection and enable a more thorough assessment of the roof void in the future. This will help ensure that all structural elements and concealed areas are properly evaluated.

Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen Sink – Overall Condition & Recommendations.
Information:	Observations:

• The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.

• Water damage was observed to the cabinetry/unit and may be indicative of past moisture exposure.

Recommendations:

• Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.

• Flexible, mould-resistant sealant should be applied at wall junctions and other wet-area interfaces to prevent water ingress and potential damage. This is considered routine maintenance, and damaged or missing sealant should be replaced as needed.

• For long-term property care, it is advised that sealant and grouting in water-exposed areas be regularly inspected and maintained. A sealant specialist or tiling contractor may be engaged to carry out these works where necessary.

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information:	Overall Condition & Recommendations

SHOWER:

• Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.

• Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.

• Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.

• No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at the time of inspection.

• Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.

• The condition of grout and sealant appeared to be good.

• The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

TOILET:

• No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

VANITY UNIT:

• Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.

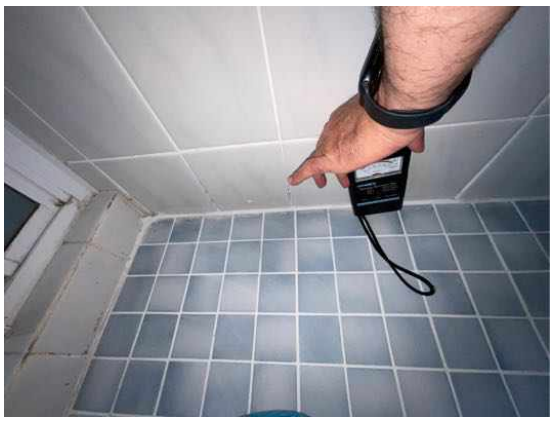
• Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.

• No visible water damage was observed to the vanity cabinetry at the time of inspection.

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.





Noted Item

Building: Main Building
Location: All Areas
Finding: Ceiling Condition & Observations.
Information: All areas of the dwelling were inspected, with particular attention given to the ceilings. These were closely assessed for any signs of moisture staining, damage, or visible anomalies that could indicate leaks or other issues.

• At the time of inspection, no evidence of moisture staining or damage was observed in the ceilings to suggest any active leaks or failures in the roof covering.

Please note that the observations in this section are based solely on the conditions present at the time of inspection. As this is a visual inspection, it cannot predict future issues or reveal problems that may only become apparent over time. Ceiling conditions can change, particularly following adverse weather events or wear to roofing materials.

Recommendation:

We strongly advise immediate further investigation should any signs of moisture, staining, or ceiling-related issues become visible in the future. Ongoing monitoring is recommended, and if concerns arise, a licensed roofing contractor or building professional should be consulted.

Noted Item

Building: Main Building
Location: All Areas
Finding: Water Pressure – Observation Only.
Information: During the inspection, water pressure appeared to be within a normal operating range based on a basic functional check. However, this observation was made without the use of pressure testing equipment and does not constitute an assessment by a licensed plumber.

No detailed inspection of the internal plumbing system, pipework, or compliance with plumbing standards was carried out as part of this report.

Recommendation:

It is strongly recommended that a Licensed Plumber be engaged to conduct a comprehensive assessment of the plumbing system to verify its functionality, check for any underlying issues, and confirm compliance with current regulations and standards.

Noted Item

Building: Main Building
Location: All Areas

Finding: Plumbing, Electrical & Gas Installations – Scope and Recommendations.

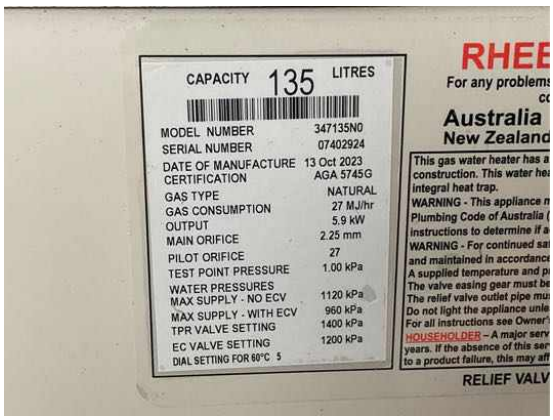
Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

• Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.

• We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.



Noted Item

Building: Main Building

Location: All Areas

Finding: Smoke Detectors / Alarms.

Information: Reporting on the presence, type, location, or compliance of smoke detectors or

alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

• All smoke detectors be tested monthly by the homeowner.

• All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Shower Recess Waterproofing – Visual Assessment Only.
Information:	A visual inspection of the shower recess and surrounding walls was carried out where accessible. No evidence of recent water damage was observed at the time of inspection. Based on this limited assessment, there is no conclusive indication of current leakage, and it is reasonable to assume that the shower waterproofing is functioning as intended.

Important Note:

If the shower has not been used recently, moisture readings may not reflect the

presence of leaks, as water ingress often only becomes apparent during or shortly after regular use. This can result in false-negative results during non-invasive inspections.

Limitations:

This inspection was conducted under the visual-only criteria of a standard pre-purchase report. As such, it is not possible to categorically confirm the integrity of the waterproofing or the absence of leaks.

Recommendation:

If a more accurate assessment is required, the following options are recommended:

• Commissioning a special purpose (invasive) inspection by a qualified professional

• Proceeding with the assumption that the shower may leak, particularly in older properties or where no recent waterproofing documentation exists

Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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