Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

# Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: 37 Kerwin Cir, Hebersham NSW 2770, Australia

## Contents



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

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

| | |
|---|---|
| Original Inspection Date: | Mon, 16 Mar 2026 |
| Modified Date: | Tue, 17 Mar 2026 |

## The Parties

| | |
|---|---|
| Name of the Client: | |
| Name of the Principal(If Applicable): | |
| Job Address: | 37 Kerwin Cir, Hebersham NSW 2770, Australia |
| Client's Email Address: | |
| Client's Phone Number: | |
| Consultant: | Ngoc Nguyen Ph: 0426 556 688<br>Email: Bankstown@jimsbuildinginspections.com.au |
| | Builder Licence 260133C |
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| Company Email: | Bankstown@jimsbuildinginspections.com.au |
| Company Contact Numbers: | 0426 556 688 |

## Special conditions or instructions

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

The following apply: The Pre-Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report. This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report then you should contact the building inspector and have the matter explained to you prior to acting on this report.

The following items are highly recommended:
- The rectification of all the defects in this report should be conducted as soon as possible so that they do not turn into bigger defects over time.

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report.

Due to low clearance and poor or no access to some areas of the roof void, insulation covering timbers in the roof void and the amount of limitations and obstructions (as listed in the front of the report), the risk of undetected defects is high to these areas. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

Please note reporting on Asbestos is outside the Scope of this Report. As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

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

- Trees nearby on other properties could not be inspected.

## 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 fair condition with some major and minor defects found.

#### Overall Condition (Timber Pest)

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

# Section B General

## General description of the property

| | |
|---|---|
| Building Type | Residential, Detached |
| Company or Strata title | No |
| Floor | Concrete, Slab on ground |
| Furnished | Furnished |
| No. of bedrooms | 3 |
| Occupied | Unoccupied |
| Orientation | East |
| Other Building Elements | Fence - Fabricated Metal Fence, Driveway |
| Other Timber Bldg Elements | Architectural Trims, Architraves, Door Frames, Doors, External Joinery, Floorboards, Landscaping Timbers and Construction, Skirting Boards, Fascias, Internal Joinery, Porch / Patio, Veranda Posts |
| Roof | Pitched, Timber Framed, Tiled |
| Storeys | Single |
| Walls | Timber Framed and Clad, Brick Veneer |
| Weather | Fine |

# Section C Accessibility

## Areas Inspected

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

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Wall Exterior

- Interior

- Gardens

- Fencing

- 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.

- Roof Exterior - Part

- Wall exterior due to obstructions.

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

- Degree of roof incline too steep for safe access

- Evidence of recently painted walls or ceilings

- External concrete or paving

- External finished ground level

- Floor coverings

- Fixed Furniture - Built-in Cabinetry

- Insulation

- Landscaping

- Pipework

- Porch

- Wallpaper or Wall Coverings

- 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

No evidence was found

## Major Defect

### Finding 2.01

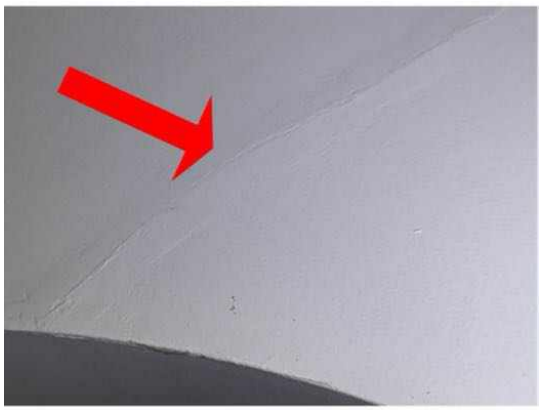
| | |
|---|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Cracking to Ceiling and Wall – Possible Structural Load Influence |
| Information: | Cracking was observed to the internal ceiling lining and adjacent wall surfaces. The cracking appears to follow the line where the roof structure strutting transfers dead loads down to the supporting wall framing. |

Based on visual inspection within the roof space, roof trusses and strutting members appear to bear over this location, which may be contributing to stress transfer to the ceiling and wall linings.

Such cracking may occur due to:

- Load concentration from roof framing members
- Minor movement or settlement of the supporting wall framing
- Shrinkage or movement in plasterboard joints

While the cracking currently appears to be relatively minor and typical of stress movement in plasterboard linings, monitoring is recommended. If the cracking continues to widen or propagate, further assessment by a qualified structural engineer or licensed builder is recommended.



## Finding 2.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Timber Damage Noted – garage |
| Information: | Signs of timber splitting and insect-related damage were observed in the roof void. Black ants were present within the timber, suggesting possible historical pest activity. While no live termites were found during the inspection, further invasive investigation by a licensed pest technician is strongly recommended to rule out active infestation or structural compromise. |

## Minor Defect

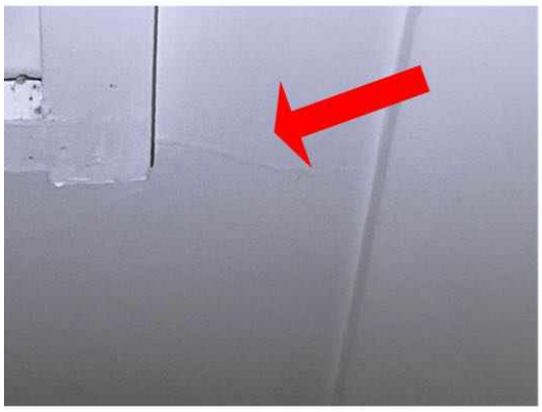
### Finding 3.01

| | |
|---|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Cracking to Internal Walls and Ceilings |
| Information: | Cracking was observed to several internal wall and ceiling linings throughout the dwelling. The cracking appears to be associated with stress and load transfer from the roof framing above, particularly where roof truss strutting bears onto the supporting wall structure. |

Based on observations within the roof space, roof framing members and strutting elements are located above this area which may contribute to load concentration and minor movement in the ceiling and wall linings. As a result, plasterboard cracking has developed along joints and wall/ceiling intersections.

At the time of inspection, no obvious failure of the roof framing members was observed; however, the extent of cracking suggests that movement has occurred within the structure or supporting framing.

It is recommended that the affected areas be monitored. If the cracking continues to widen or additional cracking develops, further assessment by a qualified structural engineer or licensed builder is recommended.



## Finding 3.02

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Cracking - Articulation joints absent |
| Information: | The articulation or control joints throughout the exterior cladding were absent at the time of inspection. |

When render cracking occurs due to the absence of expansion joints between external claddings at the junction, it's primarily a consequence of inadequate allowance for the natural movement of materials. Here's a detailed look at this defect:

Material Expansion and Contraction: External claddings, such as bricks, concrete, hebel, blue boards, undergo dimensional changes in response to environmental factors like temperature and moisture variations. Different materials expand and contract at different rates. Without expansion joints, this movement can exert stress on the adjacent render, leading to cracking.

Absence of Buffer Zone: Expansion joints act as buffer zones, allowing for controlled movement and relieving stress on the render. Without these joints, the forces generated by material expansion and contraction have nowhere to dissipate, causing the render to crack as it tries to accommodate the movement.

Structural Integrity Compromised: The absence of expansion joints may indicate a

lack of consideration for structural dynamics during the design or construction phase. This oversight can compromise the structural integrity of the building, as unchecked material movement can lead to more significant issues beyond surface render cracki

To rectify this defect, it's essential to retroactively introduce expansion joints between the external claddings at the junction. This may involve carefully cutting and retrofitting expansion joint materials or implementing alternative solutions, depending on the specific requirements of the building. Additionally, addressing any underlying structural issues and ensuring proper surface preparation before repairing the render can help prevent recurrence of cracking. Regular maintenance and monitoring are also necessary to identify and address any emerging issues promptly.

## Finding 3.03

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Gutters - Blocked |
| Information: | Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. |

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.








**Finding 3.04**

Building: Main Building

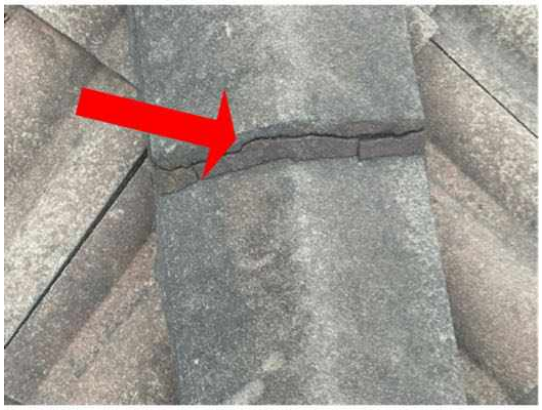
Location: Roof Exterior

Finding: Mortar - Deterioration

Information: Mortar, or 'bedding', is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a handyperson where areas of deterioration are localised and easily accessible. Otherwise, consultation with a roofing contractor is advised where greater works are required.



## Finding 3.05

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Exterior |
| Finding: | Roof plumbing - Flashing inadequate |
| Information: | Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins. |

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.

## Finding 3.06

| | |
|---|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Cornices - Sagging |
| Information: | Sagging and uneven cornices generally indicate that the building materials have swollen, due to contact with water, or the movement of the ceiling joints or that fixings (e.g. nails or glue) have become loose and require reattachment. In some cases, sagging and uneven surfaces may also indicate that there are structural issues causing surfaces to warp, twist, or sag.<br><br>Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property. Otherwise, minor works such as re-gluing of wall/ceiling sheets may be required and should be performed by an aptly qualified plasterer or carpenter. |

## Finding 3.07

| | |
|---|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Vanity Tap - leaking |
| Information: | The vanity tap is leaking at the base connection to the wall plate. Water leakage may cause damage to wall finishes and cabinetry over time, and indicates that the |

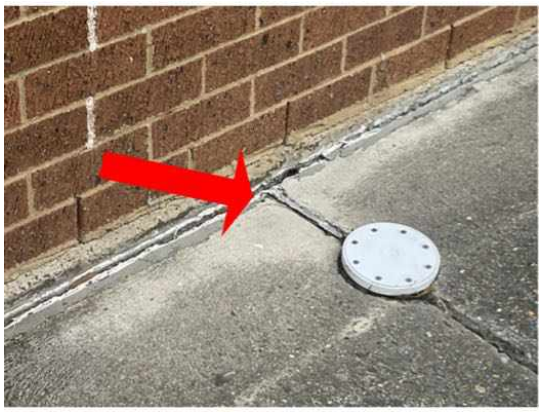
plumbing fitting is not properly sealed or installed.

Licensed plumber to inspect and rectify the leaking connection to ensure watertight installation and compliance with AS/NZS 3500 Plumbing and Drainage Standards.

## Finding 3.08

| | |
|---|---|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Concrete paving - Erosion |
| Information: | Erosion under concrete paving was identified at the time of inspection. For all the concrete paving without the right support, concrete will crack, sink and cease to be the sturdy. It's imperative to fix erosion under concrete immediately as well as improve rainwater drainage away from the building foundations. |

Suggestion of the inspection from the structure engineer and A qualified tradesmen to be nominated to fix the defect as soon as possible.



## Finding 3.09

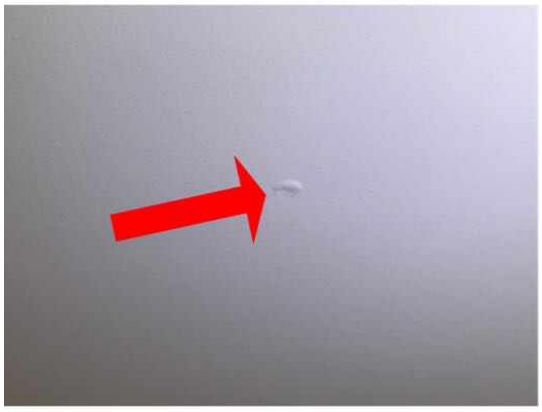
| | |
|---|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Ceiling Nail - Popping |

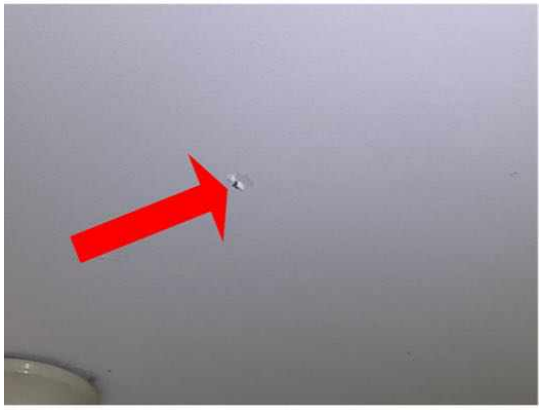
Information:

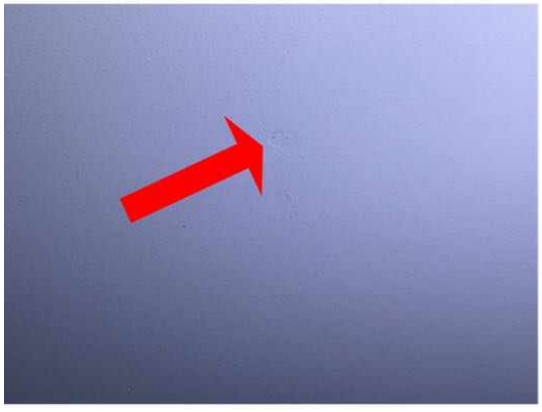
Nail/screw popping was observed to the ceiling lining. This is indicated by visible protrusions and minor cracking around the fixing points of the plasterboard. This condition is typically caused by inadequate fixing, movement of framing members, or poor installation workmanship.

Installation of plasterboard should comply with AS/NZS 2589:2017 – Gypsum Linings – Application and Finishing and NCC 2022 – Housing Provisions H2D2 (Construction in accordance with good building practice).

It is recommended that the builder rectify the affected areas by re-fixing the plasterboard where necessary and making good the ceiling finish.







## Finding 3.10

| | |
|---|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Flyscreens - Damaged |
| Information: | Flyscreens were found to be damaged to the windows in this area at the time of inspection. This damaged building element detracts from the operational state of the window. Where not replaced, damaged flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all damaged building elements be replaced in order to ensure the full function of all building structures. A general handyperson may be appointed to replace flyscreens at the discretion of the client. |

## Finding 3.11

| | |
|---|---|
| Building: | Main Building |
| Location: | Laundry |
| Finding: | Evidence of excessive moisture was present at the time of inspection - laundry |
| Information: | Moisture was identified in the laundry involving moisture accumulation on the wall. Upon inspection, there's noticeable dampness spreading across the surface, suggesting potential water ingress or inadequate waterproofing. This issue warrants immediate attention to prevent further damage, such as mold growth or structural deterioration. This moisture poses a risk of structural damage and mold development if left unattended.<br><br>It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property. |

## Finding 3.12

| | |
|---|---|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Sealant and grouting - Missing or damaged |
| Information: | It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom. |

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

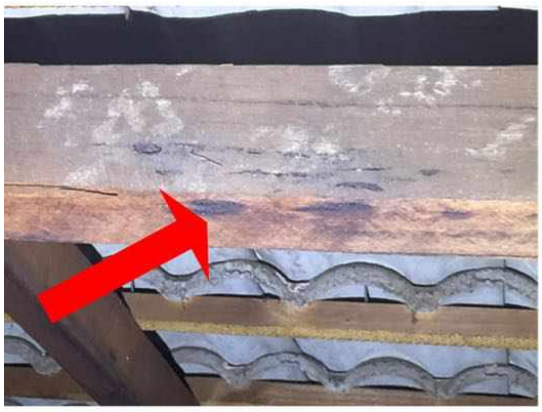
A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

## Finding 3.13

| | |
|---|---|
| Building: | Main Building |
| Location: | Roof Void |
| Finding: | Chemical delignification identified |
| Information: | Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown of the Lignin deteriorates the wood impacting on the structural integrity and tensile strength of the affected building element. |

Chemical delignification is most common near marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc.

Where timber building elements have deteriorated repair and / or replacement is required immediately to ensure the safety of the associated structures. The likely cause of the defibration should also be investigated and dealt with accordingly.




## Finding 3.14

| | |
|---|---|
| Building: | Garage |
| Location: | Roof Exterior |
| Finding: | Building Element (Gutter) - Damaged |
| Information: | Damaged gutter were found to be present to roof plumbing work. The damage of gutter creates damp conditions in the affected area , causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.<br><br>It is highly advised that a licensed roof plumber or proper tradesperson be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought. |

## Live Timber Pest Activity

No evidence was found

## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

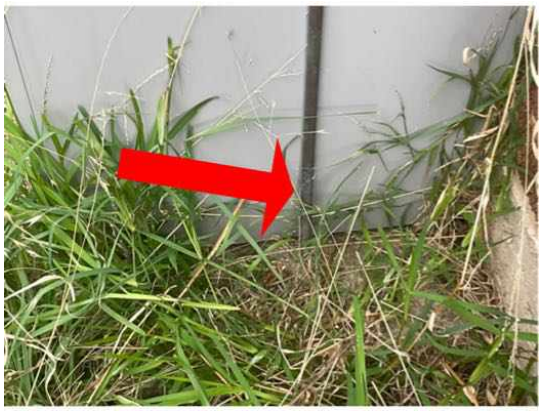
| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Garden Beds - Conditions Conducive to Termites |
| Information: | Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress. |

## Finding 6.02

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | HWS Overflow - Not Connected |
| Information: | The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area. |

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



## Finding 6.03

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Bridging of termite barrier/inspection zones |
| Information: | Bridging is the spanning of a termite barrier or inspection zone so that subterranean |

termites are provided with passage over or around that barrier.

Generally this takes the form of finished ground levels, decking, external paving/concrete, stored materials, vegetation or appliances such as hot water units and aircon units being retrospectively installed above the damp course level, the adjacent internal floor level or weep and ventilation holes.

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

It is recommended that minimum 75mm clearance below the bottom of weep or ventilation holes be maintained where possible, otherwise annual inspections should be conducted by a licensed pest control company. Vegetation should also be kept clear of walls to allow regular inspection of all areas.

## Finding 6.04

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | In ground contact |
| Information: | Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers. |

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements. Frequent pest inspections are advised to readily identify any termite activity in these areas.

## Finding 6.05

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Timber - exposed to weather |

Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.




## Finding 6.06

Building: Main Building
Location: All Areas
Finding: Bridging or breaching of termite barriers - weep holes
Information: Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the

timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed in all areas throughout the external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.

## Finding 6.07

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Trees - Overhanging and filling gutters |
| Information: | Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters. |

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

## Evidence of fungal decay activity and/or damage

### Finding 7.01

| | |
|---|---|
| Building: | Main Building |
| Location: | All Areas |
| Finding: | Wood rot |
| Information: | This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.<br><br>Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.<br><br>Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.<br><br>A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials. |






## Evidence of wood borer activity and/or damage

No evidence was found

# Section D Significant Items

## D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

- Licensed Plumber specialising in Gas

- Licensed Plumber specialising in Roof Plumbing

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

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

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

TIMBER PEST
As termite activity and structural damage was not found, a further invasive inspection is not required.

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

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

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

Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.

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

Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

Trees and stumps, where present, have been visually inspected up to a 2 meter height where possible and practicable, for evidence of termite activity.

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

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

The following items are highly recommended where applicable:
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- No evidence of annual inspections have been carried out as recommended on every property.
- At least one more roof void access should installed be gained and to allow a complete inspection of the roof void of the property.
- Expose the slab edges and keep them clear where possible (minimum of 75mm) for regular Termite inspections. (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Clear any debris, garden beds or soil covering weep holes or vent holes (to prevent concealed termite entry). (If this is not possible then the installation of a Chemical Termite management system is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Remove, replace or treat any non-treated timbers in direct contact with the ground. - Repair and monitor any water leaks and areas of excessive moisture.
- Connect all downpipes & guttering adequately to the storm water (or well away from the edge of the building)
- Treat, repair or replace any Fungal decay/wood rot found on the property. - Clean and flush out blocked guttering regularly.
- Connect the HWS & A/C overflows to storm water or away from the edge of the building (minimum 1m).
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.

- Regular inspections every 6-12 months (or as advised by the termite management system installer).

Additional information:

- The following further inspections are recommended
Remove Bulk Insulation and re-inspect.
Furnished properties: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.
- Trees nearby on other properties could not be inspected.

For further information, advice and clarification please contact Ngoc Nguyen on: 0426 556 688

## Section D Significant Items

## The following items were noted as - For your information

### Noted Item

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| Building: | Main Building |
| Location: | All Areas |
| Finding: | Water Proofing Membranes - Information Only |
| Information: | Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly. Please refer to the original Building Documents or Maintenance Schedule for the relevant information including; - Membrane used and Manufacturers Specifications. - The Installer and Installation Certification. Especially with older propertys where this information is unavailable, all wet areas should be monitored. Generally new waterproofing with a certificate may only have a guarantee of 8yrs. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further. |

### Noted Item

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|---|---|
| Building: | Main Building |

Location: All Areas

Finding: Termite Management System - no evidence of a chemical installation

Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

## Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos - Obstructions and Limitations

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








**Noted Item**

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


Bar Open















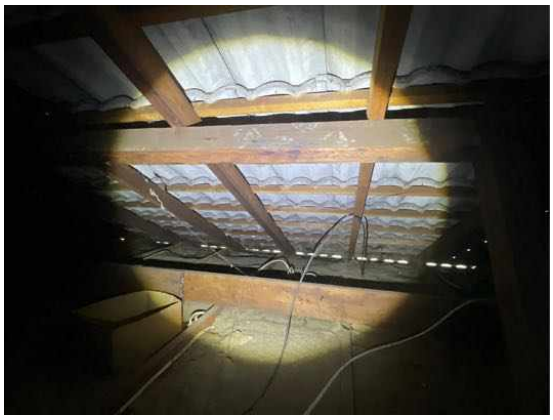






















## Definitions to help you better understand this report

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| 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 |

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| | 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 |

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| | 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.