Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 47A Goldmark Cres, Cranebrook NSW 2749, 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.

Original Inspection Date Fri, 20 Feb 2026

Modified Date Mon, 23 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 47A Goldmark Cres, Cranebrook NSW 2749, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: This report does not comment on common areas.
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.

The following apply:
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 other defects and damage identified in this inspection report.

The report was commissioned for the sole use of the client and the liability does not extend to any third parties. Any third-party not named on page 3 of this report, acting or relying on this report, in hole or impact, does so entirely at their own risk.
The client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the client should consider the following options to further protect their investment against timber pest infestation;
Undertake thorough regular inspections at intervals not exceeding 12 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/all physical management system. However, AS3660 stresses that subterranean termites, can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This is recommended to be carried out ASAP by the owners.

It is recommended that a second manhole being 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.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report. Then you should contact the inspector and have the matter explained to you prior to acting on this report

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		✔

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

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	Detached, Residential
Company or Strata title	No
Floor	Concrete, Slab - Monolithic or Slab on Ground
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Internal Joinery, Porch / Patio, Skirting Boards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Roof Void - Part

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - 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 linings
- Debris in gutters
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **- High**

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

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **- High**

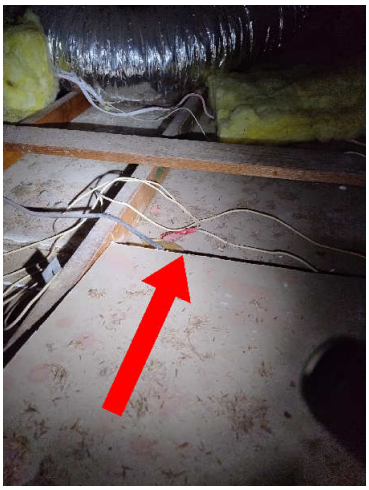
When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice

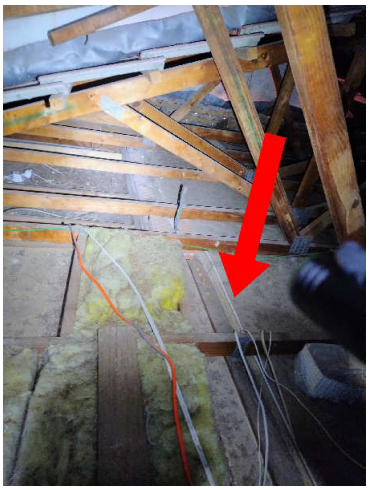
Section D Significant Items

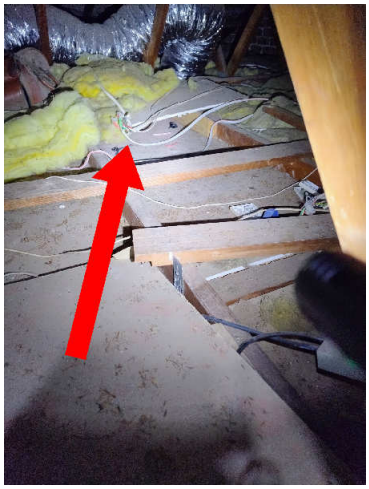
Safety Hazard

Finding 1.01

Building:	Main Building
Location:	Roof Void
Finding:	Electrical wires obstruction
Information:	Electrical wiring was creating obstruction while entering to roof space. Not fixed electrical wiring at the entrance of this roof space represents a potential safety hazard to personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.







Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Both Bathroom walls
Finding:	Evidence of Excessive moisture - identified in both bathroom
Information:	Evidence of excessive moisture recorded by moisture meter in both Bathroom and shower area walls at the time of inspection. Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted. Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson as soon as possible.


100


100


100

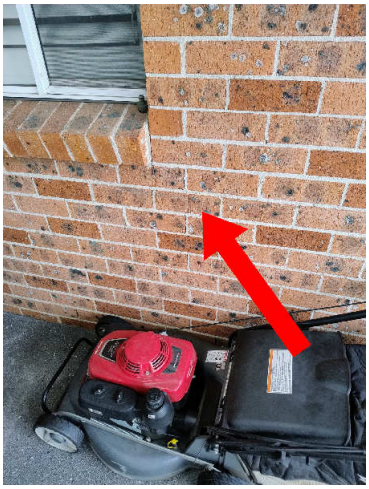

100


100


100

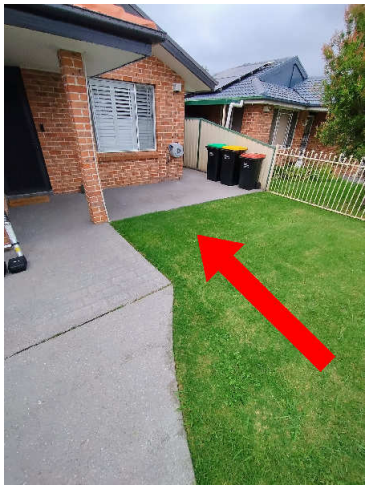
Finding 3.02

Building:	Main Building
Location:	Exterior walls - right + rear side
Finding:	Brickwork - Cracking [Fine] - external wall
Information:	Several cracks were observed in the side wall under patio and the exterior rear walls rear elevation. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature. Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer. Always contact a building inspector should cracks widen lengthen or become more numerous.



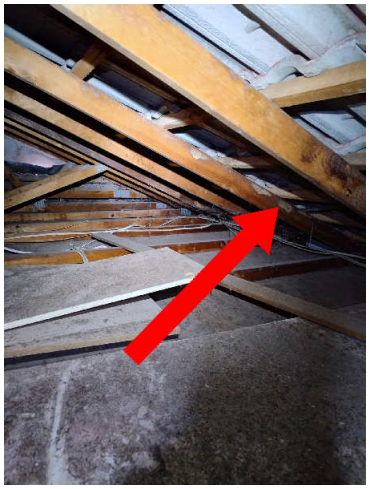
Finding 3.03

Building:	Main Building
Location:	Front Elevation + Left side yard
Finding:	Site drainage - Inadequate
Information:	The site drainage in front area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC. Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



Finding 3.04

Building:	Main Building
Location:	Roof Void
Finding:	Stained timber
Information:	At the time of the inspection, water staining was observed in Roof void areas. The staining was visually evident, with discoloration and marks present on the surface. This suggests that the staining is likely a result of a previous water intrusion event that has since dried. It is recommended that the cause of the water staining be further investigated by means of an invasive inspection, to ensure that there are no underlying issues that could lead to a MAJOR defect and future moisture problems. The vendor or the real estate agent might be able to provide further information on the cause of the staining and potential rectification at the time. Otherwise, a roofing contractor is recommended to investigate the roof flashings for any areas of water ingress as soon as possible. It is also advisable to monitor the area for any signs of recurring moisture or new staining.



Finding 3.05

Building:	Main Building
Location:	Roof Void
Finding:	Structural Timber framing connection loose
Information:	At the time of the inspection timber member connection was found loose between garage and kitchen roof void area. Roof timber connection plays an important role in the structural integrity of roof. If not attended can lead to major defect or safety issue. Experienced and licensed builder or structural engineer should be hired to find fix the issue on priority basis.

Finding 3.06

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Covering downlights
Information:	Sections of insulation in the roof void have been poorly installed or moved from their original position and are covering down light fittings at the time of inspection. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard. Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.

Finding 3.07

Building:	Main Building

Location: Roof Exterior

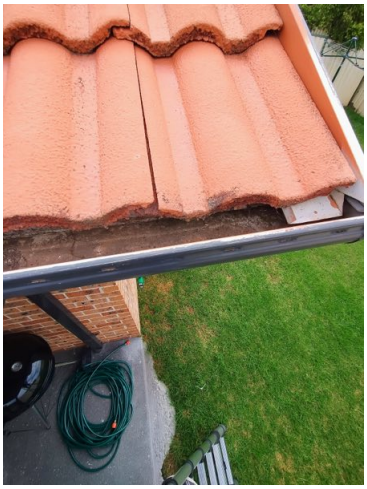
Finding: Roof tiles - Weathered

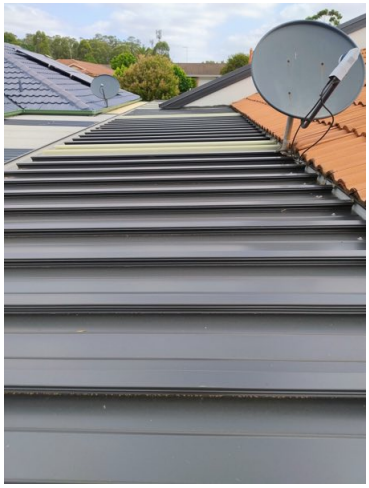
Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

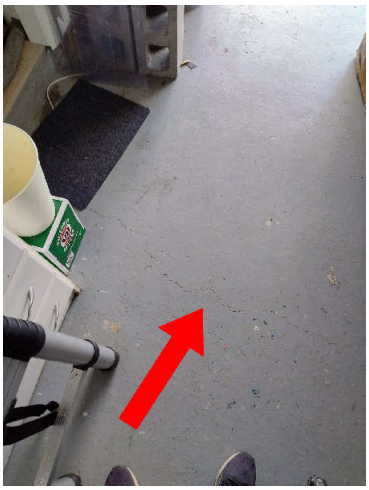
Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





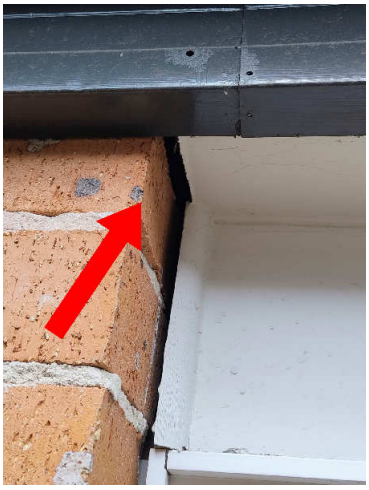
Finding 3.08

Building:	Main Building
Location:	Garage
Finding:	Crack in concrete slab - Category 1
Information:	Cracks was observed in the garage slab at the time of inspection. A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect. Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.09

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Excessive gaps (AS4455)
Information:	Excessive gaps were evident to the side of window and window frames to the brickwork at Left side exterior wall at the time of inspection. Any gaps to the exterior walls of the building that are larger than 3mm are deemed a defect and require filling, beading or replacement of brickwork to close or cover the gaps. Such gaps create potential for pest ingress, excessive moisture and structural issues, and should therefore be minimised prior to the development of secondary defects. Such works should be carried out by the builder on site to prevent secondary defects and to comply with Australian Standards.



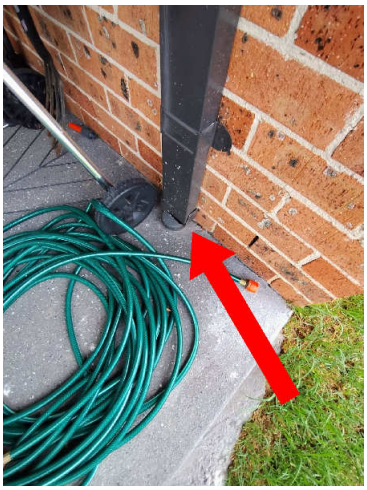
Finding 3.10

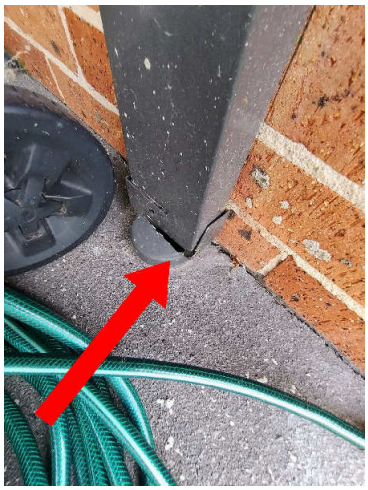
Building:	Main Building
Location:	All External Areas
Finding:	Stormwater drain - Not connected

Information: Stormwater drain was observed to be not connected to the drain at the time of inspection.
The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.





Finding 3.11

Building: Main Building

Location: Yard - Side

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information: Cracks were observed in the celling of exterior roof at the time of inspection. Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

Finding 3.12

Building: Main Building

Location: Yard - Side

Finding: Brickwork - Efflorescence

Information: Efflorescence appears to be affecting the brickwork, in right side wall area. Below air condition unit at the time of inspection.
Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not likely to develop into secondary damage if left unmanaged.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.

Finding 3.13

Building: Main Building

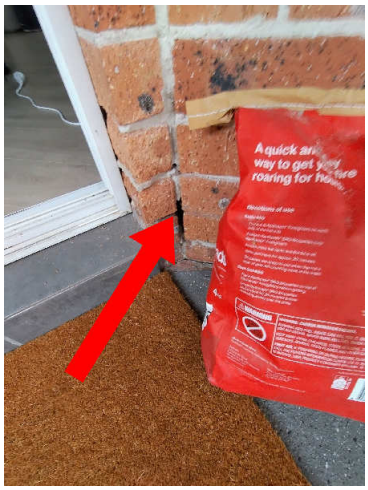
Location: Yard - Side

Finding: Brickwork - Deteriorated mortar

Information: Mortar detoriation was observed in right side exterior wall below patio at the time of inspection.
Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.



Finding 3.14

Building: Main Building

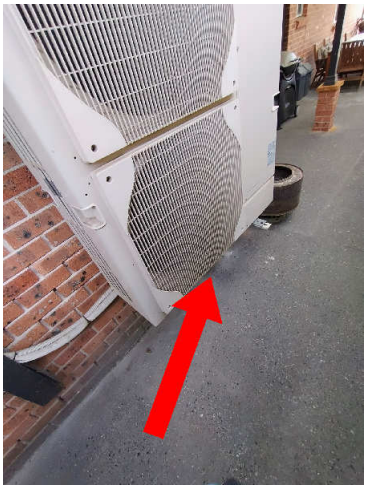
Location: Yard - Side

Finding: Air conditioner unit - Not connected overflow

Information: The Air Conditioner (A/C) overflow was found to be not connected to storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Finding 3.15

Building: Main Building

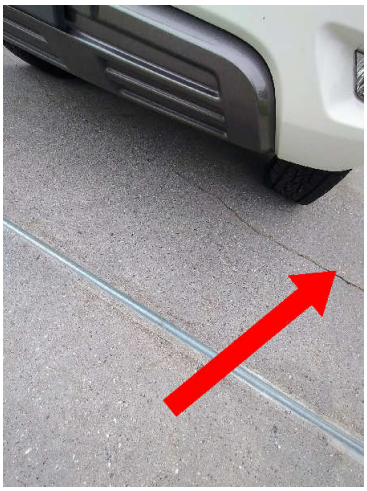
Location: Front Elevation

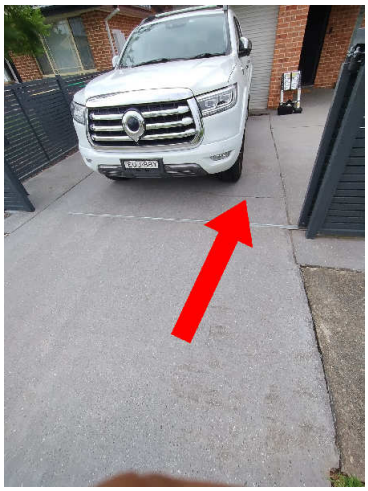
Finding: Crack in concrete slab - Category 2

Information: A crack coded as Category 2 was identified in the driveway slab at the time of inspection. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.





Finding 3.16

Building: Main Building

Location: Lounge Room + Bedroom

Finding: Ceiling - Sagging

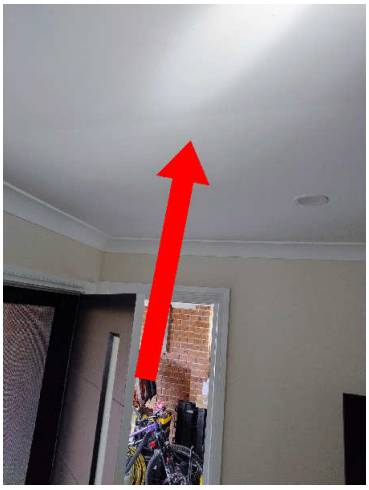
Information:

Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

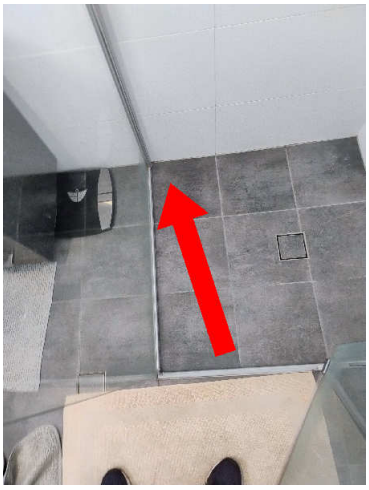
In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.



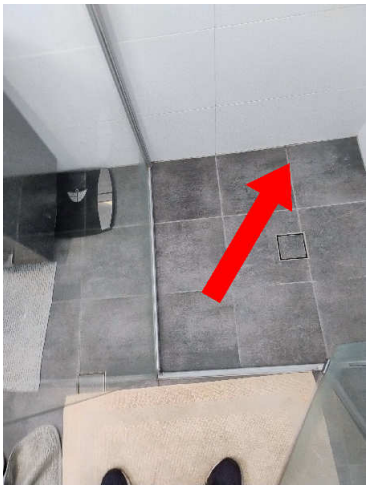
Finding 3.17

Building:	Main Building
Location:	Ensuite
Finding:	Mould - Present
Information:	Mould were observed at the time of inspection in ensuit area. Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply. Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable. Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



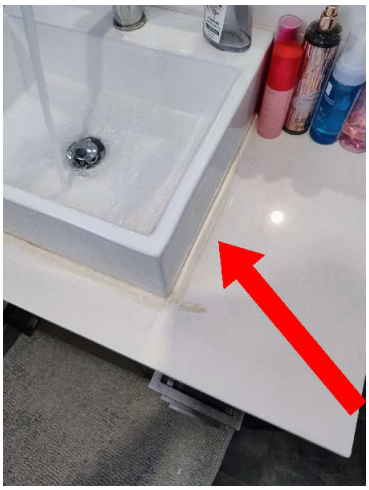
Finding 3.18

Building:	Main Building
Location:	Both Bathroom
Finding:	Sealant and Grouting - Detoriorated
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom in 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 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. This can lead to water ingress into the shower base and creates conducive condition to termite activity. If left unmanaged can cause further deterioration to building elements. Qualified trade person or plumber must be appointed for rectification on priority.



Finding 3.19

Building:	Main Building
Location:	Both Bathroom
Finding:	Bench top joint sealant - defective or unprofessional workmanship
Information:	It is observed that the joint sealant material of the bench top is defective because it is not sealed and or not flush filled with a suitable flexible sealant of matching colour.



Finding 3.20

Building:	Main Building
Location:	Both Bathroom
Finding:	Moisture Damage to Door Jamb and or Architrave
Information:	At the time of inspection, it was noted that the lower section of the door jamb and or adjoining architrave near laundry area exhibited signs of moisture damage. This was evidenced by visible staining, discolouration, and possible swelling and deterioration of the timber components near the tiled floor junction. No High moisture readings were also recorded to the area. A likely contributing factor to this condition is moisture movement beneath the tiled floor surface, migrating toward the adjacent door frame area. This may result from inadequate waterproofing, substandard or poor workmanship when tiling, or installing the door jamb. Prolonged exposure to moisture may lead to timber decay, mould growth, or further structural deterioration if not addressed. Monitoring of this area is advised. If the condition worsens, it is recommended that a more invasive inspection be undertaken by a licensed builder, waterproofer, or bathroom specialist to determine the source of moisture, and carry out rectification works as necessary.

Finding 3.21

Building:	Main Building
Location:	Bedroom 1
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm) and patches
Information:	Crack in wall door frame was observed with some patches near the down light in celling of bedroom 1 next to kitchen area at the time of inspection. Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials. Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time. Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

Finding 3.22

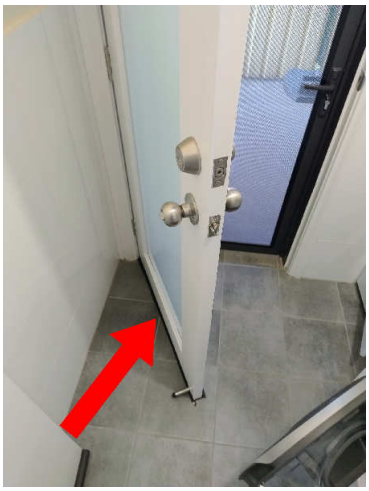
Building:	Main Building
Location:	Laundry
Finding:	Door - Binding/jamming

Information: Binding and/or jamming of laundry door was evident during standard operation at the time of inspection. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.23

Building: Main Building

Location: Bedroom 1

Finding: Floors - bouncy

Information: The internal flooring in bedroom 1 next to kitchen area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

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

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

Finding 3.24

Building: Main Building

Location: All External Areas

Finding: Bridging or breaching of termite barriers - weep holes

Information:

Weep holes were observed to be covered in some location at the time of inspection.

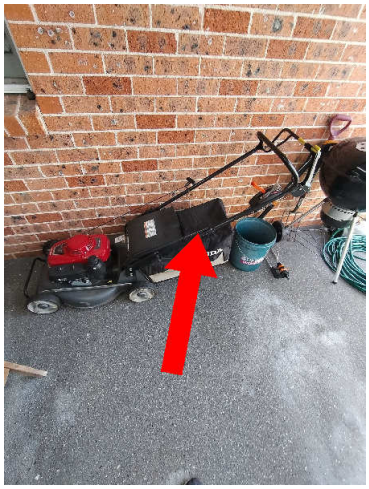
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

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.



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:	Front Elevation + Patio
Finding:	Bridging or breaching of termite barriers - Brick Piers/Columns

Information: At the time of inspection breaching of termite barriers was observed.

Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Damp proof course (DPC) is a barrier of impervious material built into a wall or pier to prevent moisture form moving to any part of the building. Where external ground levels are built up over this barrier ingress is provided for moisture from the exterior grounds into the base brickwork or other building material and allowed to rise.

Such conditions attract termites into these damp areas which is likely to lead to infestation if left untreated.

While retrospective fitting of DPC is considered to be impractical works are required in order to prevent the extraction of moisture from the external environment into exterior brickwork or wall materials. Landscaping or re-paving of external grounds may be considered by the client. Regular annual inspections are strongly advised.

Finding 6.02

Building: Main Building

Location: All External Areas

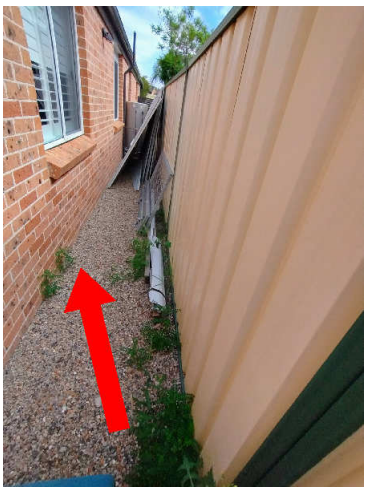
Finding: Slab Edge - Exposure not fully available

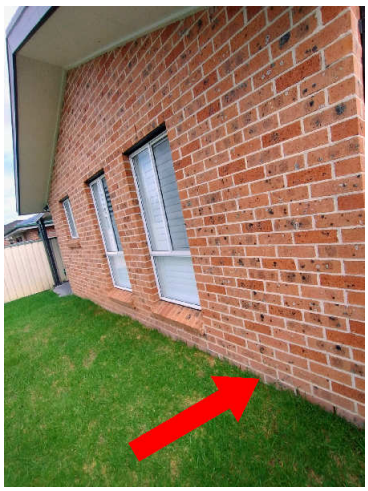
Information:

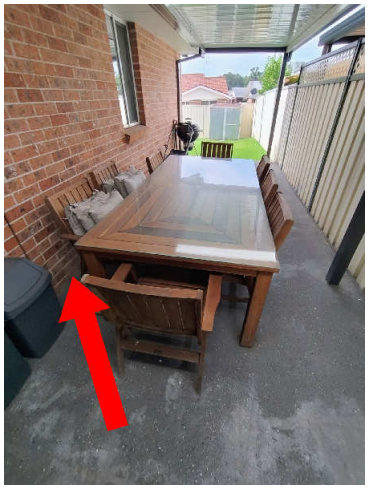
An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required which was not fully available at the time of inspection.
This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

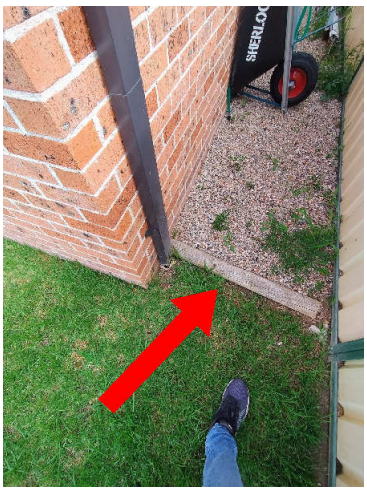


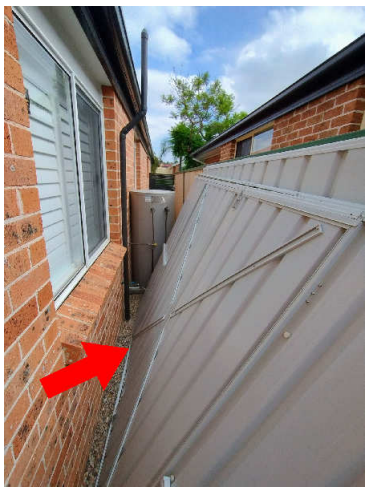


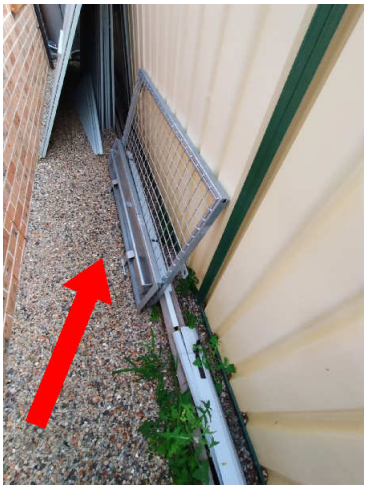


Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Stored timbers and other stored material - external area
Information:	The storing of timbers around the external property increases the risk of termite activity being present at the time of inspection. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.







Finding 6.04

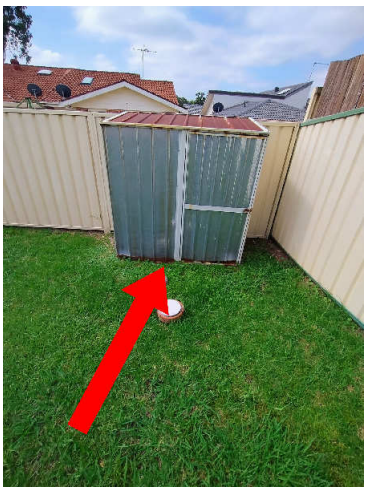
Building: Main Building

Location: All External Areas

Finding: Stored timbers in storage area

Information: The storing of timbers in the storage and around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Finding 6.05

Building: Main Building

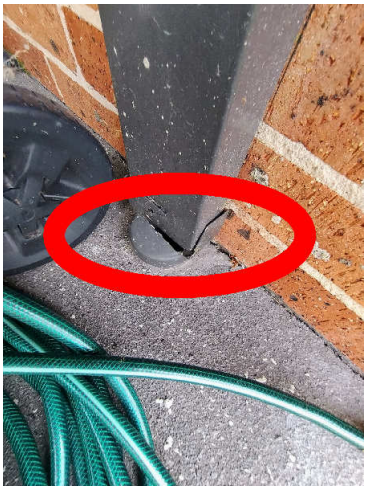
Location: Side and rear External Areas

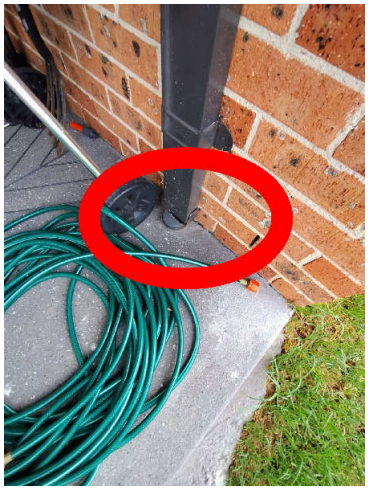
Finding: Stormwater drain - Not connected

Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.





Finding 6.06

Building: Main Building

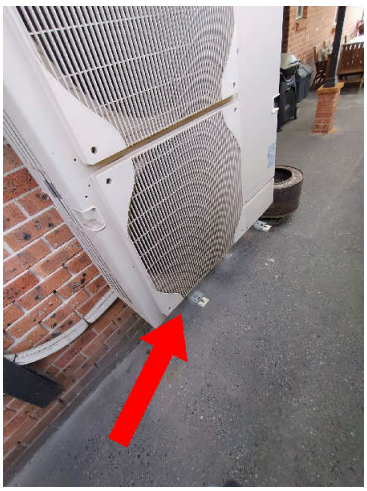
Location: Yard - Side

Finding: Air conditioner - Not Connected overflow

Information: The Air Conditioner (A/C) overflow was found to be Not connected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Finding 6.07

Building: Main Building

Location: Both Bathroom

Finding: Evidence of Excessive moisture - identified

Information:

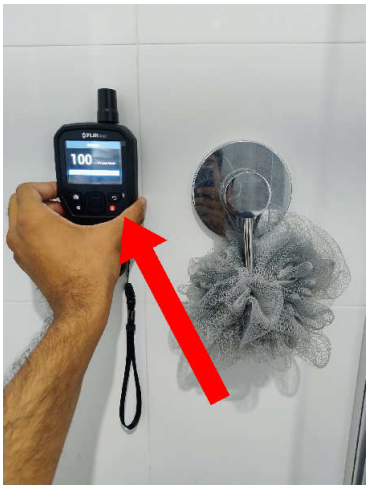
Evidence of excessive moisture recorded by moisture meter in the shower wall of common bathroom.

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



Finding 6.08

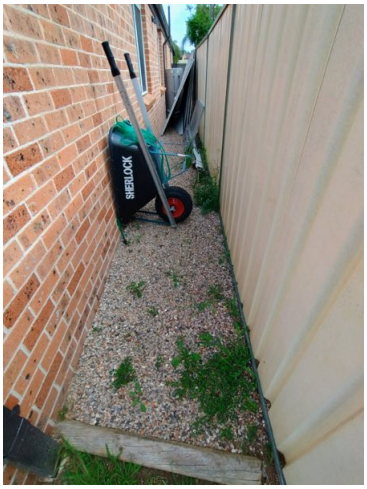
Building:	Main Building
Location:	Exterior walls - left side
Finding:	Site drainage - Inadequate

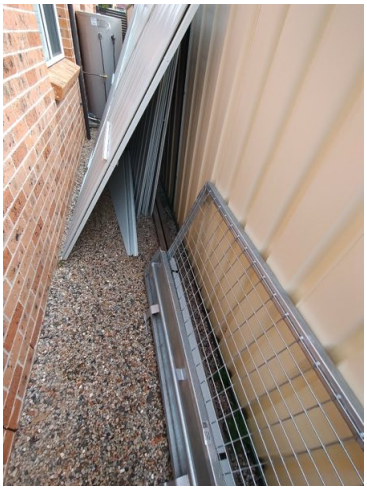
Information:

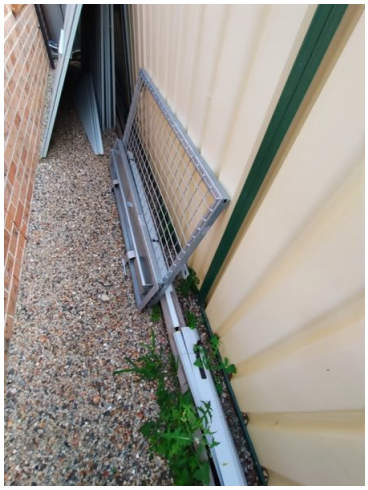
The site drainage in left side area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.







Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Damp Proofing Specialist
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Pest Controller
- Registered/Licensed Builder
- Structural Engineer

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

This is a visual report as per AS4349 and as per agreed pre-inspection agreement that you have received from us.
This summary must be read in conjunction with the defects list.
The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Number of Major and Minor defects along with Safety Hazard were present at the time of inspection.

SAFETY HAZARD
- Electrical wire obstruction in celling void

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following defects are highly advised to be fixed to avoid further damage or deterioration of building elements.

- Evidence of Excessive moisture - identified in both bathroom
- Brickwork - Cracking [Fine] - external wall
- Crakcs in driveway and garage floor slab
- Interior Gyprock, door framing
- Sealant and Grounting damaged in both bathroom.
- Damage and mould in bathroom
- Bouncy floor
- External Laundry door jamming
- Stormwater drainage not connected
- Water efflorescence on brickwork

- Air conditioner unit - Not connected overflow
- Down light covered in insulation material and insulation missing at some location in roof void
- Structural Timber framing connection loose/Compromised.
- Roof tiles weathered and stains in timber

There was no evidence of previous termite activity in the house. There is however a number of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

- There is not current durable notice.
- Any ground contact should be removed.
- Overflows and down pipes should be plumbed to drainage.
- Be aware that stored items and insulation can limit the inspectable areas and may hide defects.
- Further invasive inspections are always recommended.

It is highly recommended an approved barrier treatment to be installed. It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.
Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.
A Pre Purchase inspection report by its very nature may be negative, as its role is to identify the defects in the property. The reader should consider the positive aspects of the property in their final decision making. Not all the positive aspects will be highlighted in this report.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.
The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act,regulation,ordinance,or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects in not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

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

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

For further information, advice and clarification please contact Ankit Gandhi on 0469817152

The following items were noted as -For your information

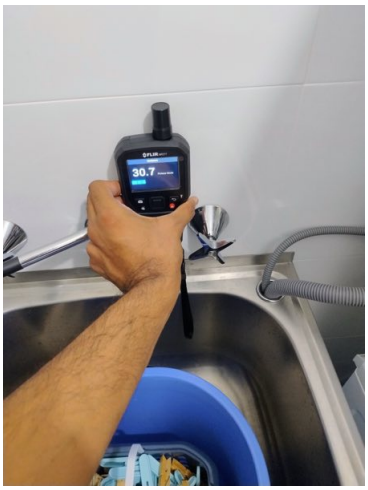
Noted Item

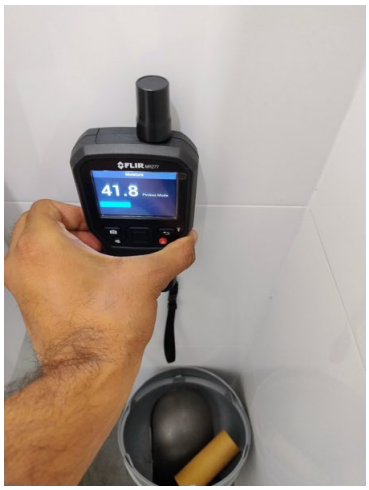
Building: Main Building

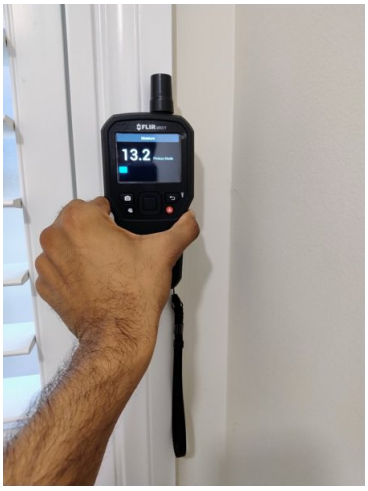
Location: All Areas

Finding: Moisture reading taken at different locations

Information: All area moisture reading for reference





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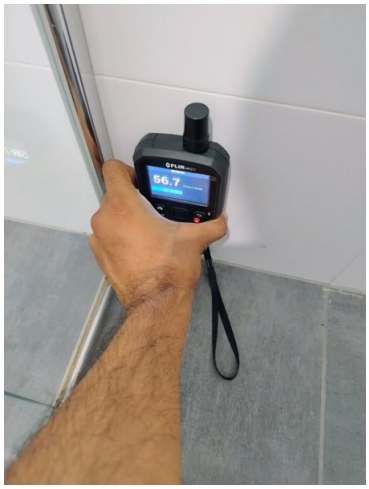
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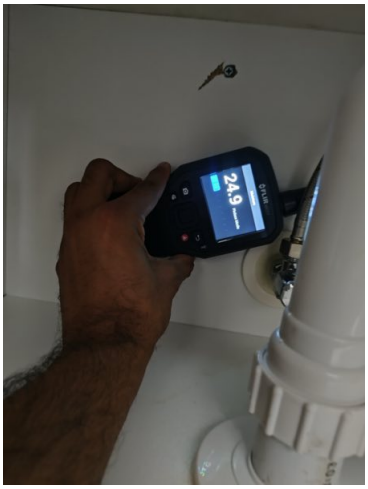
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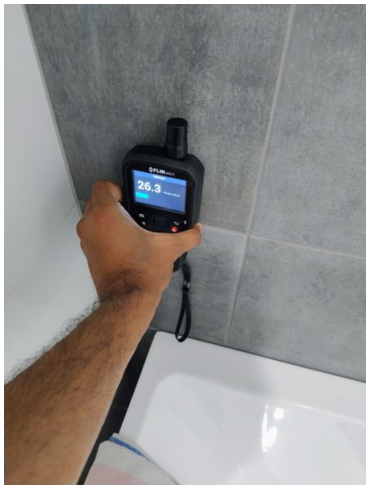
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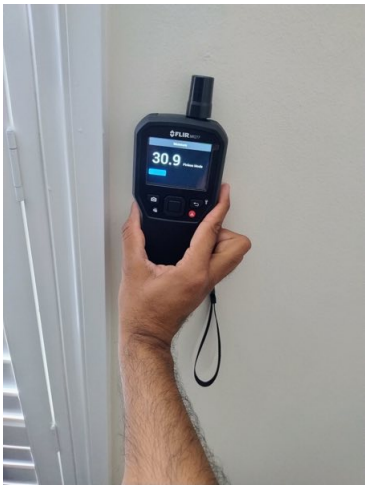
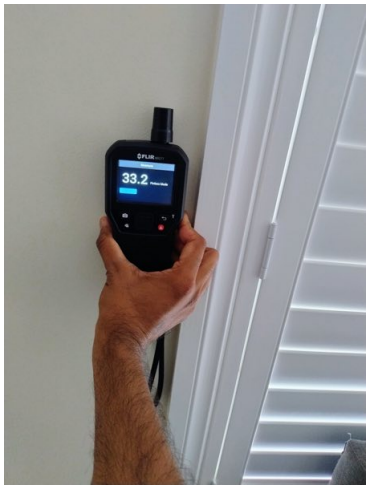




Noted Item

Building: Main Building

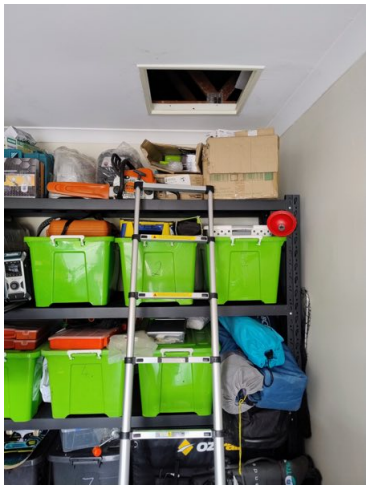
Location: All Areas

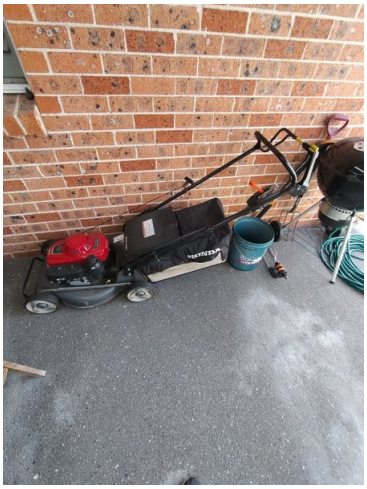
Finding: Additional Photos - Obstructions and Limitations

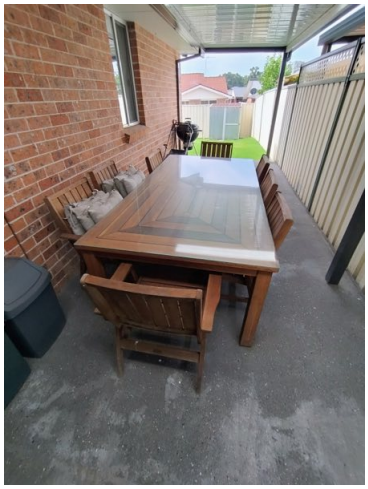
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.
The insulation covered nearly all the celling joists, which area major structural elements of celling. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, it was not accessible. These obstructions and limitations can hide an array of defects and should be removed to allow a full inspection to be carried out

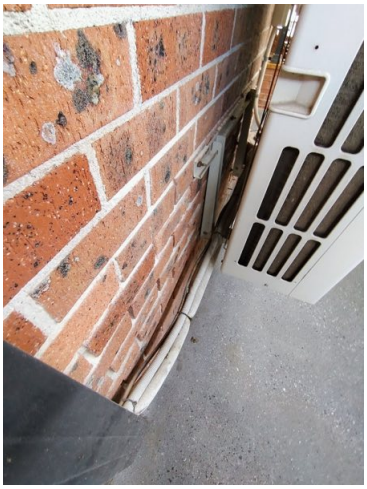
Without full access behind these obstructions, defect, activity and damage may be concealed.

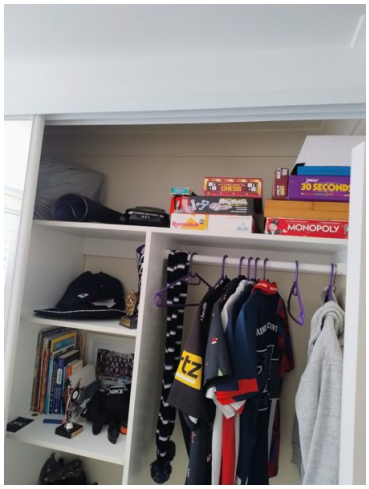
These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







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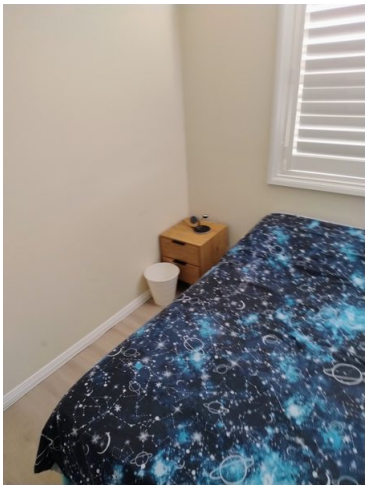
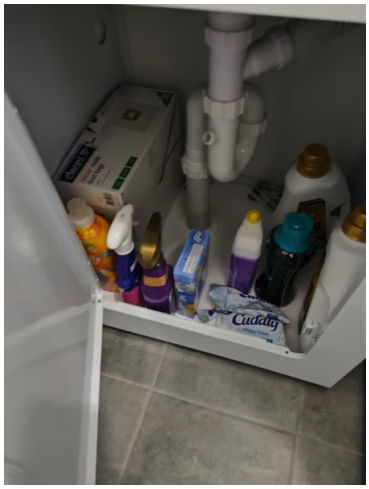
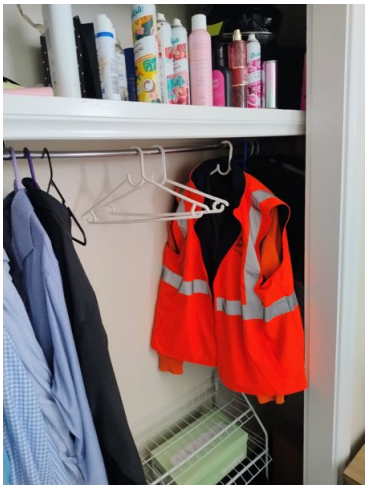
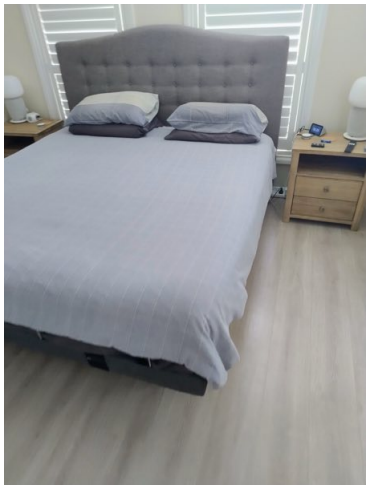
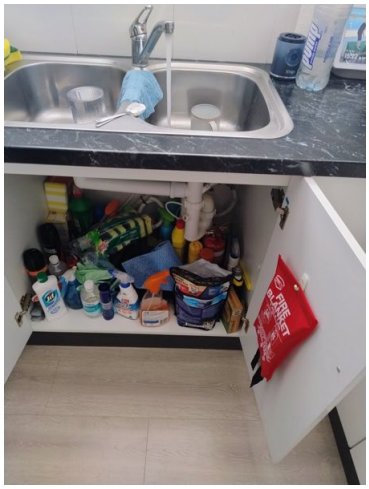


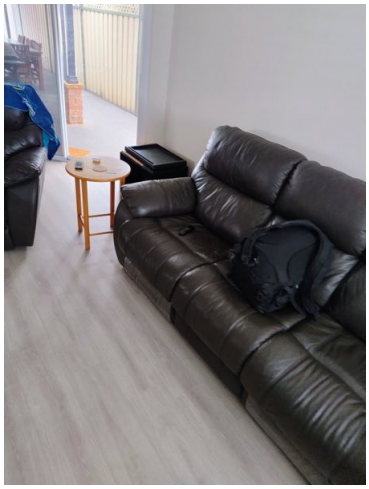

Cuddly

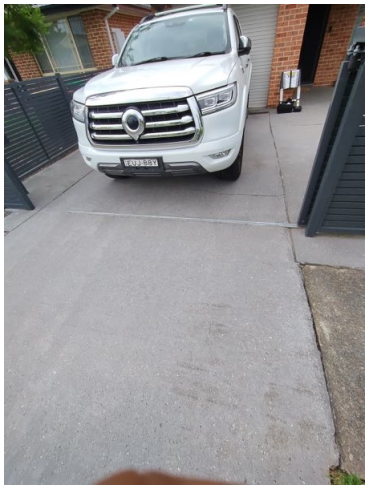





Breville







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

Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a Termite Management system or Durable notice
Information:	At the time of inspection, it was noted that there is no visible durable notice indicating the installation of a termite management treatment system, as required by current building regulations. A durable notice, usually in the form of a sticker, found in the main switchboard, should be provided by a licensed pest control contractor upon the installation of a termite management system to inform future occupants or owners of the treatment. The absence of such a notice may compromise the effectiveness of termite control measures and could lead to potential risks related to termite infestations and damage.It is noted that without further information from the current owner or real estate agent regarding the installation of a termite management treatment system, it is then assumed that there is no termite treatment system installed to the property. It is strongly recommended that a licensed pest control contractor be engaged to assess the property and to install an appropriate termite management system as a matter of urgency.

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.