Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Feb 2026

Property Address: 19 Cavendish St, CONCORD WEST, NSW, 2138, 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: Tue, 10 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	19 Cavendish St, CONCORD WEST, NSW, 2138, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Adam Ahmed Ph: 0450 250 739 Email: Lidcombe@jimsbuildinginspections.com.au
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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: Not Applicable

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. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Driveway, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Floorboards, Skirting Boards, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Single
Walls	Full Brick, 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.

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:

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:

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:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

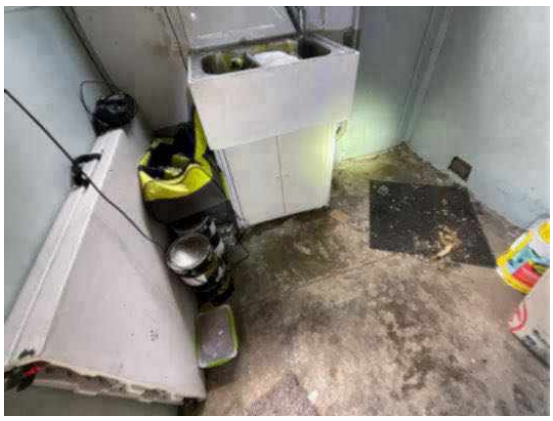
As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

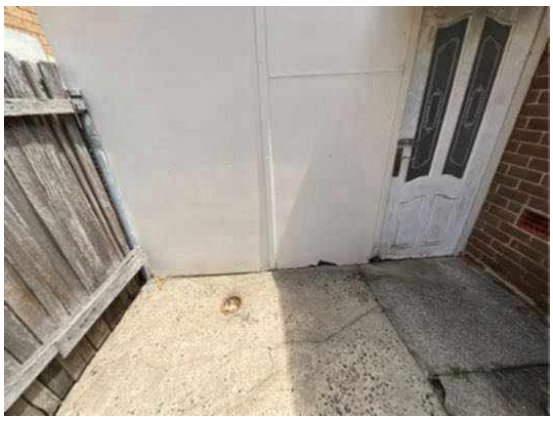
In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.











Finding 1.02

Building:	Main Building
Location:	Subfloor
Finding:	Exposed Electrical Wiring
Information:	The electrical wiring is exposed with visible copper conductors. This condition poses a potential electrical hazard, particularly environment where moisture, dust, or accidental contact may occur. Exposed wiring is a non-compliant installation under Australian Standards and requires immediate attention.

Risk Assessment:

• Electrical Shock Risk: High risk of electric shock or electrocution if the exposed wires are live and come into contact with individuals or conductive materials.

• Fire Risk: Increased risk of fire if the exposed wiring creates a short circuit, especially in a subfloor area with potential combustible materials.

• Compliance Risk: The exposed wiring does not meet safety standards and may void insurance coverage if left unrectified.

Recommendation for Rectification:

• Engage a Licensed Electrician: A licensed electrician should be contacted to assess and repair the exposed wiring. They may need to replace damaged cables, enclose

the wiring in a conduit, or re-route it to ensure it meets safety standards.

This issue should be classified as a major defect due to the high safety risk associated with exposed electrical wiring.

Major Defect

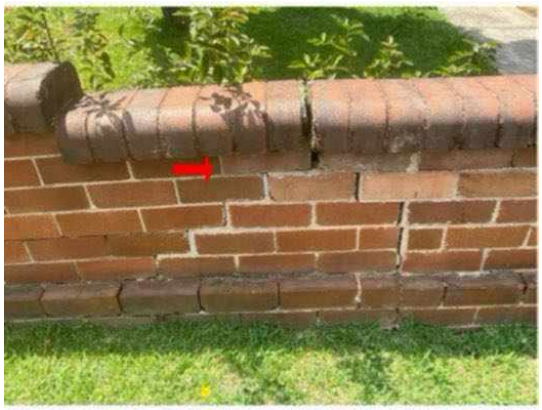
Finding 2.01

Building:	Main Building
Location:	All Areas
Finding:	Brickwork - Cracking [Repair required]
Information:	Major cracking was identified to the brickwork in this area. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

A crack of this size may be repaired by extensive filling. Additionally, further remedial works to associated building elements, such as eave sheeting or external door frames, is likely to be required.

A qualified bricklayer should be contacted immediately to estimate and perform repair and restoration works. Consultation with a structural engineer may be required where structural instability is found to be the underlying cause of the cracking.

Always contact a building inspector should cracks widen, lengthen, or become more numerous.






Finding 2.02

Building:	Main Building
Location:	All Areas
Finding:	Rusty Gutters
Information:	The gutters exhibit signs of rust, including corrosion and discoloration, compromising their functionality and aesthetics.

Risk: Rusty gutters pose several risks, including reduced water drainage efficiency, potential water damage to the building's exterior and foundation, and aesthetic degradation. Corrosion weakens the structural integrity of the gutters, making them prone to leaks, cracks, and eventual failure. Inadequate water drainage can lead to water pooling around the foundation, causing erosion, moisture infiltration, and potential structural damage over time. Additionally, rust stains may detract from the curb appeal of the property, impacting its overall appearance and value.

A qualified gutter repair or maintenance professional should be engaged to address the issue. They can assess the extent of rust damage, recommend appropriate repair or replacement options, and perform necessary repairs to restore the functionality and integrity of the gutters. Depending on the severity of the rust, repairs may involve cleaning, sanding, patching, or replacing corroded sections of the gutters. Additionally, they may apply protective coatings or install gutter guards to prevent future rust formation and prolong the lifespan of the gutters. Regular gutter maintenance, including cleaning and inspection, can also help prevent rust and ensure

optimal performance.

Finding 2.03

Building:	Main Building
Location:	All Areas
Finding:	Detoriated fence
Information:	The fence along the property boundary has deteriorated significantly, showing signs of rot, rust, and structural weakness. Several sections are leaning or have become detached, compromising the integrity of the fence and its ability to perform its intended function.

Risk:

The deteriorated fence poses multiple risks:

1. **Safety Hazard:** The unstable fence may collapse, posing a risk of injury to residents, visitors, and passersby.

2. **Security Concern:** The compromised fence may allow unauthorized access to the property, increasing the risk of theft, vandalism, or trespassing.

3. **Property Damage:** Falling sections of the fence could damage nearby structures, plants, or other property features.

4. **Legal Liability:** If the fence were to fail and cause injury or damage to neighboring properties, the property owner may be held liable.

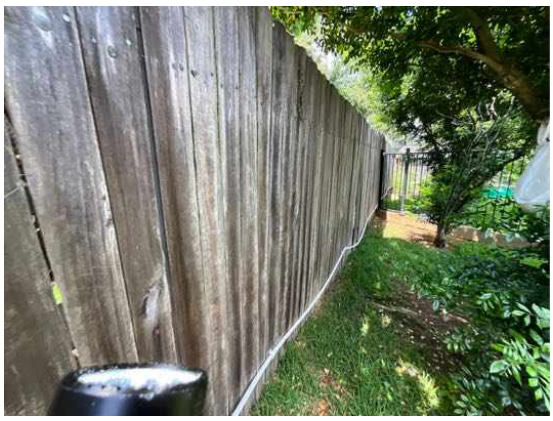
Who Can Fix It:

- **Licensed Fencing Contractor:** A professional fencing contractor should be hired to assess the extent of the damage and either repair or replace the deteriorated sections.

- **Handyman Services:** For minor repairs, a qualified handyman could be engaged to reinforce or repair specific sections of the fence.

- **Landscaper (if the fence is part of a larger garden feature):** If the fence is integrated into the landscape design, a landscaper with experience in fencing could be involved in the repair or replacement process.

It’s important to ensure that whoever is hired is experienced and qualified to ensure the fence is restored to a safe and functional condition, compliant with local regulations.





Finding 2.04

Building: Main Building
Location: Shed
Finding: Roof Weathered
Information: Upon inspection of the exterior roofing, the majority of roof was not in a fair condition. While weathering of the roof 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 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 2.05

Building: Main Building
Location: Bathroom

Finding: Evidence of excessive moisture was present at the time of inspection

Information: Excessive moisture is present behind the bathroom tiles, indicating a potential water leakage issue within the wall.

The prolonged presence of moisture can lead to mold growth, deteriorate the structure, and create an environment conducive to health hazards. Additionally, it may compromise the adhesive holding the tiles, leading to their detachment.

A licensed plumber or a qualified contractor specializing in water damage remediation should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.

Finding 2.06

Building: Main Building
Location: Bedroom 3
Finding: Water staining
Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.

Finding 2.07

Building: Main Building
Location: Roof Void
Finding: Roof void - Cracked Roof Member
Information: A timber member of the roof within the roof cavity has sustained a significant crack and splitting, compromising its ability to adequately support roof loads.

Risk:

The damage impacts the structural integrity of the roof framing system. According to AS 4349.1, such a defect is considered a major structural defect, as it may result in loss of structural strength or stability. Failure to rectify could lead to roof sagging,

deformation, or collapse under load conditions, posing a safety hazard to occupants and risking further property damage.

Recommendation:

It is strongly recommended that a licensed structural engineer assess the extent of the defect to determine whether the affected member can be repaired or must be replaced. Rectification should be carried out by a qualified builder or roof truss specialist following the engineer's direction.

Finding 2.08

Building:	Main Building
Location:	Roof Void
Finding:	Roof Void - Evidence of batten movement
Information:	Evidence of batten movement and visible daylight through the roof covering was observed from within the roof void. Several roof battens appear to have shifted or become dislodged from their original positions.

Associated Risk:

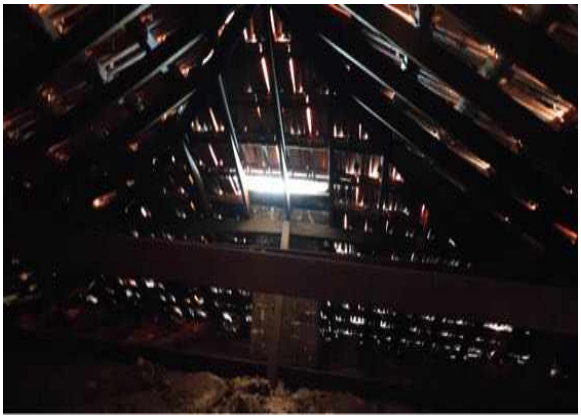
This condition compromises the structural integrity of the roof, as battens are essential for supporting roof tiles or sheeting. Movement or displacement can result in roof tile failure, leading to water ingress and potential damage to internal building elements,

including insulation, ceiling linings, and electrical wiring. It also increases the risk of wind uplift or progressive roof failure in severe weather conditions.

Recommendation:

A licensed roofing contractor or qualified builder should be engaged urgently to assess the full extent of structural batten movement and carry out remedial works. This may include re-fixing or replacing battens, ensuring all roofing elements are adequately secured, and checking for any related structural damage.

Reference: This assessment is conducted in accordance with AS 4349.1–2007 – Inspection of Buildings (Pre-purchase inspections – Residential buildings),



Finding 2.09

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor- Wood Rot in Bearer and Joist
Information:	The bearer and joist in the subfloor show significant wood rot, which has compromised the structural integrity of the timber. Wood rot typically occurs due to prolonged exposure to moisture, and in this case, it has led to severe decay, weakening the timber and reducing its load-bearing capacity. This deterioration poses a critical risk to the overall stability of the floor structure.

Risk Assessment:

• Structural Risk: High risk of structural failure in the affected area due to compromised load-bearing capacity. If left unaddressed, this could lead to sagging, uneven floors, or even collapse in extreme cases.

• Safety Risk: Elevated safety risk for occupants, as a weakened subfloor could fail under load, posing a potential hazard.

• Moisture and Decay Propagation Risk: The presence of rot in the timber can spread if the source of moisture is not addressed, potentially affecting adjacent timbers and leading to widespread damage.

Recommendation for Rectification:

• Engage a Licensed Carpenter or Structural Engineer: A qualified carpenter or structural engineer should assess the extent of the damage and replace the affected bearer and joist. They will ensure the replacement timbers are adequately treated and installed to meet structural standards.

• Address Moisture Source: It is critical to identify and eliminate the moisture source contributing to the wood rot. Improving subfloor ventilation, repairing leaks, or installing a moisture barrier may be necessary to prevent future decay.

This defect should be classified as a major defect due to the severe impact on structural integrity and safety. Immediate action is required to rectify the issue and maintain the building's stability.

Finding 2.10

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Substandard Works
Information:	Evidence of substandard construction and repair work in the subfloor area. This includes poorly constructed and uneven brick piers, use of inappropriate materials, and a general lack of structural integrity in the support system.

Risk:

- **Structural Failure:** The inadequate support from substandard construction could lead to uneven settling, sagging floors, or even collapse of the structure above.

- **Safety Hazard:** The compromised subfloor structure poses a significant risk of injury to occupants and anyone accessing the subfloor area for maintenance.

- **Further Damage:** Substandard repairs may not effectively address underlying issues, leading to progressive damage and increased repair costs over time.

Who Can Fix It:

- **Structural Engineer:** A structural engineer should be consulted to assess the extent of the substandard work and to design an appropriate remediation plan.

- **Professional Contractor:** Following the structural engineer's recommendations, a professional contractor with experience in foundation and subfloor repairs should be hired to perform the necessary corrective work to bring the subfloor up to standard.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Noticeable Cracking in Concrete Slab
Information:	Noticeable cracking has been observed in the concrete slab, failing to meet the required construction and quality standards.

Observations:

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- Cracks are visible on the surface and may extend through the depth of the slab.

- Evidence of improper curing or inadequate reinforcement leading to cracking.

Impact and Risks:

The presence of noticeable cracks in the concrete slab can result in:

- Compromised structural integrity of the slab, potentially leading to failure under load.

- Water ingress through cracks, causing corrosion of reinforcement and further weakening the structure.

- Potential trip hazards and aesthetic issues, reducing the overall value and safety of the property.

- Increased maintenance and repair costs due to ongoing deterioration.

Who Can Fix It:*

- A structural engineer should be engaged to assess the extent of the cracking and recommend appropriate repair methods.

- A licensed contractor or concrete repair specialist should carry out the recommended repairs under the guidance of the structural engineer.

A detailed inspection should be conducted post-repair to confirm compliance with the required standards and to ensure that the structural integrity of the concrete slab has been restored.








Finding 3.02

Building: Main Building
Location: All Areas
Finding: Roof Weathered
Information: Upon inspection of the exterior roofing, the majority of roof was not in a fair condition. While weathering of the roof 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 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 3.03

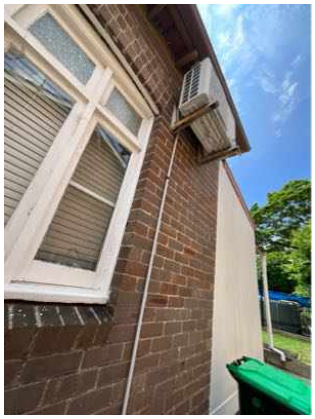
Building: Main Building
Location: Exterior walls - right side

Finding: Air conditioner - Disconnected overflow

Information: The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Finding 3.04

Building: Main Building

Location: Pergola

Finding: Disconnected downpipe

Information: A notable defect with a disconnected downpipe, compromising the efficient drainage of rainwater from the roof. This disconnectivity poses an increased risk of water accumulation, potentially leading to foundation erosion, water damage to the property, and a conducive environment for mold growth."

The primary risks associated with the not connected downpipe include:

1. Foundation Erosion: Accumulated water around the foundation due to the disconnected downpipe can lead to soil erosion, jeopardizing the stability of the property's foundation.

2. Water Damage: Uncontrolled water runoff can result in water penetrating the building envelope, causing interior water damage to walls, ceilings, and other structural components.

3. Mold Growth: The presence of excess moisture provides an ideal environment for mold growth, posing health risks and necessitating costly remediation.

Resolution:

Engage a qualified and licensed roofing or gutter specialist to address the disconnected downpipe. This professional will reconnect the downpipe to ensure proper water drainage, mitigating the associated risks and preserving the integrity of the property.

Finding 3.05

Building:	Main Building
Location:	Front porch
Finding:	Floor Tile crack
Information:	A floor tile has a visible crack on the surface.

Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.

Finding 3.06

Building:	Main Building
Location:	Bathroom
Finding:	Water damage / Vanity
Information:	"The vanity in the shower area has sustained water damage, resulting in swelling and discoloration of the wood, as well as potential structural issues. This damage compromises both the aesthetic and functional aspects of the vanity."

To fix this issue, you should consider contacting a professional:

1. **Carpenter or Woodworker:** They can assess and repair the damage to the vanity, potentially replacing any irreparable parts.

2. **Plumber:** If the water damage is due to plumbing issues, a plumber can fix leaks and ensure there are no further water-related problems.

3. **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including both the vanity and any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-effective and efficient solution for your specific situation.

Finding 3.07

Building:	Main Building
Location:	All Areas
Finding:	Flaky Paint
Information:	Sections of the paint in this area was found to have deteriorated. Paint deteriorating is generally an indication of excessive moisture in the area that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint, obstructing any further inspection of the damage.

It is highly advised that the affected paint to be cleaned to allow a further, more invasive inspection by a licensed builder/painter. Failure to act on this defect may necessitate major works in the future.

Finding 3.08

Building:	Main Building
Location:	All Areas
Finding:	Excessive Moisture – Skirting Boards
Information:	At the time of inspection, excessive moisture readings were detected to the skirting boards. This condition is inconsistent with normal dry internal conditions and indicates ongoing or intermittent moisture exposure to the wall base and adjoining building elements.

Likely Causes:

- Rising damp due to an ineffective or bridged damp-proof course (DPC)
- Moisture ingress from external ground levels, inadequate falls, or poor drainage
- Plumbing leaks within walls or adjacent wet areas
- Prolonged condensation or poor ventilation

Risks:

- Deterioration of skirting boards and wall linings
- Potential mould growth affecting indoor air quality

• Concealed damage to framing and finishes if left unaddressed

Recommendation:

Further investigation by a licensed builder and/or plumber is recommended to determine the source of moisture. Rectification may include improving drainage, addressing damp-proofing, repairing leaks, and replacing affected materials once moisture issues are resolved.






Finding 3.09

Building: Main Building

Location:	Roof Void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required. Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Subfloor
Finding:	Suspected timber pest damage - subfloor
Information:	Suspected timber pest damage has been detected in the subfloor, compromising the structural integrity of the building's foundation.

The presence of Suspected timber pest damage increases the risk of further structural deterioration, weakening the subfloor and potentially causing instability in the entire structure. If left unaddressed, this may lead to severe structural issues, compromising safety and necessitating extensive repairs.

A licensed pest control professional should conduct a thorough & invasive inspection to assess the extent of damage. Subsequently, a qualified contractor experienced in subfloor repairs should be engaged to address and rectify the damage. Swift action is crucial to prevent further harm and ensure the long-term stability of the building.

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Front porch
Finding:	No Evidence of Termite Management System - Durable notice / Legible Sticker
Information:	The application of a pre & post-construction chemical termite barrier is highly recommended for all properties.Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice was not placed in the switchboard unit to indicate current termite barriers is legible at the time of inspection. Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained.

Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Dense vegetation around a property can increase the risk of termite infestation
Information:	The presence of dense vegetation around a property can increase the risk of termite infestation, as it provides a conducive environment for them. To address this, consider maintaining a clear space between the vegetation and your home. If you suspect a termite issue, it's advisable to consult with a licensed pest control professional for inspection and treatment.




Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Timber on ground / conducive conditions to termite damage
Information:	Timber on the ground is indeed conducive to termite damage. Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation. To prevent this, it's important to keep timber elevated and away from direct ground contact. Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.





Finding 6.04

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Aircon - Excessive moisture conducive condition near Air-conditioner
Information:	Excessive moisture near an air conditioner can indeed create conducive conditions for termites. Termites are attracted to damp and decaying wood, which can be found in areas with high moisture levels. To fix this issue:

1. Fix Leaks: Check for any leaks or condensation around your air conditioning unit. Repair any damaged pipes, drains, or insulation

that may be causing moisture buildup.

2. Proper Drainage: Ensure that your air conditioner has proper drainage. Make sure the condensate drain line is clear and directed

away from your home's foundation.

3. Ventilation: Improve ventilation around the unit. Ensure that the area is well-ventilated to reduce humidity levels.

4. Regular Maintenance: Schedule regular maintenance for your air conditioning system. This can help prevent leaks and ensure

it’s working efficiently, reducing the chance of moisture.

5. Please consult a HVAC Technician: HVAC (Heating, Ventilation, and Air Conditioning) technicians are trained to diagnose and

repair a wide range of air conditioning problems. They can handle issues with the cooling system, refrigerant, electrical components, and more.

6. Consult an appropriate and Qualified Professional: For severe moisture issues or persistent termite problems, consult with a

pest control professional who can provide targeted solutions.

By addressing these issues, you can reduce the moisture levels around your air conditioner and minimize the attractiveness of the area to termites.

Finding 6.05

Building:	Main Building
Location:	Pergola
Finding:	Downpipes not connected- Conducive conditions for timber pest
Information:	Unconnected downpipes can indeed pose a risk for attracting termites, as they provide a source of moisture near a building's foundation. Termites are attracted to moisture and wood, so it's important to address this issue to prevent potential infestations. Connecting downpipes to the stormwater system or ensuring proper drainage away from the building can help mitigate this a licensed plumber is the most qualified professional to handle plumbing-related tasks, including connecting downpipes to the stormwater system. They have the necessary expertise and tools to ensure proper installation. Please remember that proper installation is essential to ensure effective drainage and prevent future issues, so it’s often best to hire a qualified professional, especially for complex or extensive downpipe installations.

Finding 6.06

Building:	Main Building
Location:	Bathroom
Finding:	Excessive moisture - Conducive to Timber pest
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

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

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

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

Finding 6.07

Building: Main Building
Location: All Areas
Finding: Excessive moisture - Conducive to Timber pest
Information: Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

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

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

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

Finding 6.08

Building: Main Building

Location:	Subfloor
Finding:	Subfloor - poor ventilation, inadequate site drainage, water stains, and no ant caps
Information:	The subfloor lacks adequate ventilation, suffers from inadequate site drainage, exhibits water stains, and lacks ant caps, creating conducive conditions for timber pests such as termites.

Risk: The combination of poor ventilation, inadequate drainage, water stains, and absence of ant caps significantly increases the risk of timber pest infestations. Termites are attracted to moist environments and can thrive in subfloors with high humidity levels and water damage. The lack of proper ventilation and drainage exacerbates moisture retention, providing an ideal habitat for timber pests to establish colonies and cause extensive damage to the subfloor structure. Additionally, water stains indicate previous or ongoing moisture issues, which further attract timber pests and contribute to the deterioration of timber materials.

A licensed pest control professional specializing in timber pest management should be consulted to assess the extent of the infestation and develop a comprehensive treatment plan. They can implement strategies to eliminate existing timber pests, such as termites and prevent future infestations by addressing underlying moisture issues. Additionally, a qualified contractor or builder may be needed to improve subfloor ventilation, enhance site drainage, repair water-damaged areas, and install ant caps to prevent pest entry points. Regular inspections and maintenance are essential to ensure ongoing protection against timber pests and maintain the structural integrity of the subfloor.



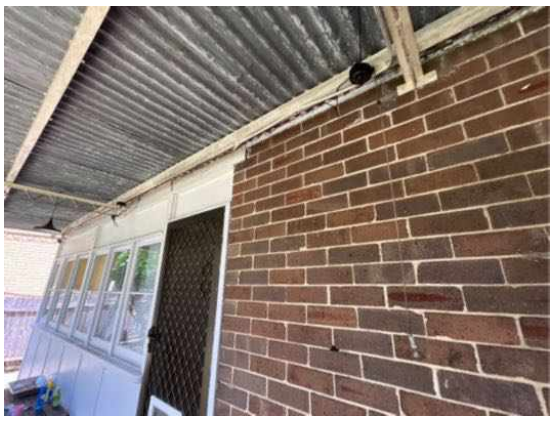





Evidence of fungal decay activity and/or damage

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. 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. 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. 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

Finding 8.01

Building:	Main Building
Location:	Yard - Front
Finding:	Wood Borer Activity - Trees
Information:	Numerous small to medium-sized exit holes and surface tunnelling marks were noted along the trunk and branches of a dead standing tree. The pattern and shape of the damage are consistent with wood borer infestation. No live activity was observed at the time of inspection, though damage is clearly evident.

Implication (Risk):

- The tree maybe structurally compromised and may pose a fall or safety hazard, especially during wind events.
- Proximity to structures or power lines may increase the risk of damage or injury.
- Although native borers are not typically a threat to treated structural timbers, their presence indicates decay and weakened wood that could attract secondary pests.

Recommendation:

- Engage a qualified arborist to assess the structural integrity of the tree and arrange for safe removal if required.
- If the tree is within falling distance of a building, fence, or utility infrastructure, urgent removal is recommended.
- Regular site monitoring is advised for surrounding trees to detect any early signs of similar pest activity.

Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber

- Licensed Bricklayer

- Licensed Plumber specialising in Roof Plumbing

- Asbestos Inspector

- As identified in summary and defect statements

- Licensed Electrician

- Registered Roofing Contractor

- Registered/Licensed Builder

- Structural Engineer

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- **Building Inspection Conclusion**

A Building and Timber Pest Inspection was conducted on this property.

The following observations and recommendations have been made:

- A durable notice was not placed in the switchboard unit to indicate the presence of termite barrier,Suspected timber pest damage was detected at the property during the inspection.

It is essential that the client seeks further information from the vendor or real estate agent regarding the condition and maintenance of the termite management systems. Alternatively, advice should be sought from a licensed pest controller to verify if the conditions were maintained as per the label.

- Conducive conditions for timber pest infestation were observed and detailed in the body of the report. To minimize the risk of timber pest infestation, the following recommendations should be adhered to:

1. Conduct visual pest inspections every six to twelve months.
2. Ensure that air conditioning (AC) and hot water system (HWS) overflows are connected to nearby downpipes and drain points, if applicable.
3. Treat any tree stumps in the immediate area with an approved termiticide and have them certified by a licensed pest technician.
4. Remove loose timbers or stored items in contact with the ground in the subfloor area (if applicable) and around the dwelling perimeter to prevent potential timber pest infestation.
5. Investigate areas of ground dampness and have them treated by a licensed plumber or damp-proofing specialist, especially in areas with inadequate subfloor ventilation.

- The application of a post-construction chemical or physical termite barrier is highly recommended for all properties. For slab-on-ground constructions, a 75mm perimeter visual barrier should be maintained to ensure effective termite prevention and to avoid concealed entry points. If this visual barrier is obstructed, a more invasive follow-up termite inspection is recommended to rule out termite or timber pest presence.

- Termite barriers are highly effective in preventing termite attacks on timber building elements. A durable notice should always be placed in the meter box, detailing the treatment method used and the date of the application.

- A full inspection to AS 4349.3 or AS 3660.2 should be carried out every six to twelve months. Regular inspections do not stop timber pest attacks but help limit the extent of damage by detecting issues early.

At the time of inspection, the full brick veneer dwelling was found to be in fair condition when compared to other buildings of a similar age. However, several **Major and minor defects** were identified in the report.

Significant items requiring immediate attention have been noted and will require relevant professional services to clarify and perform further works. While some maintenance items may seem minor at present, they have the potential to escalate into major issues if left unaddressed.

Several obstructions impeded the inspection, and it is recommended that these be removed, followed by a further inspection to ensure a more thorough assessment of the property.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

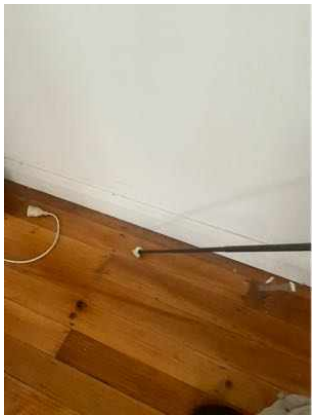
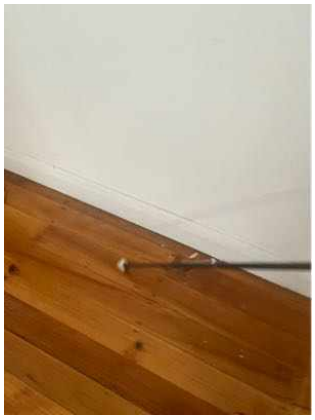
Section D Significant Items

The following items were noted as - For your information

Noted Item

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



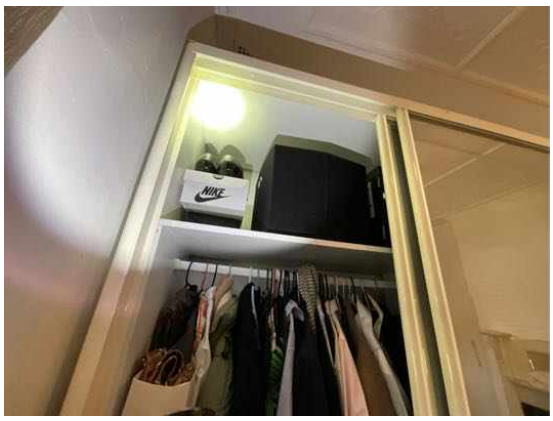






Noted Item

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.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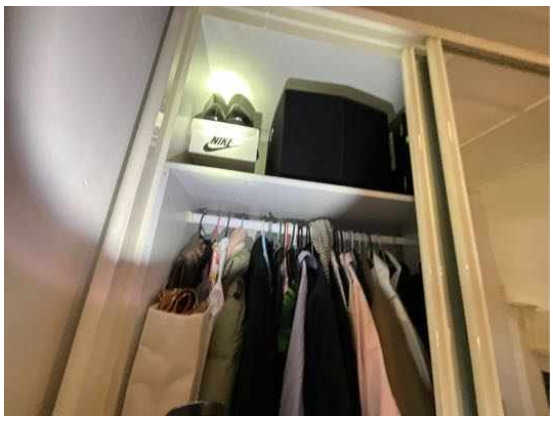
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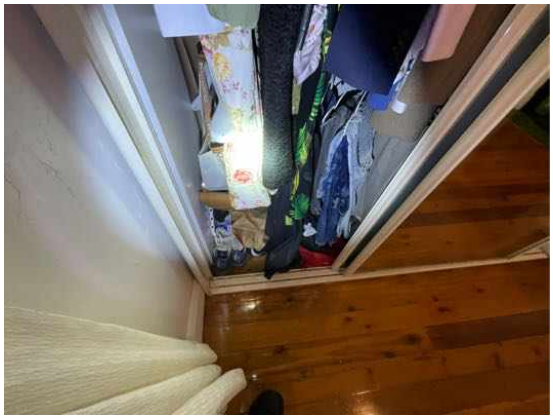





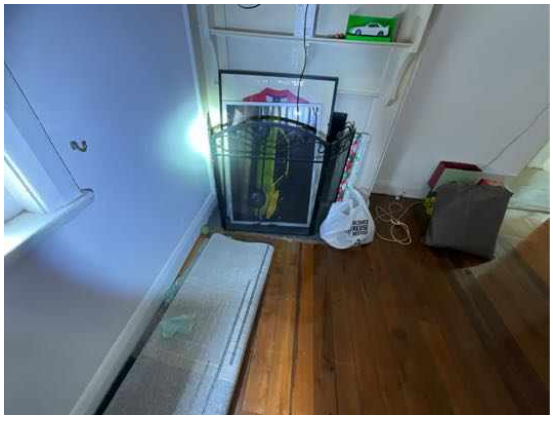
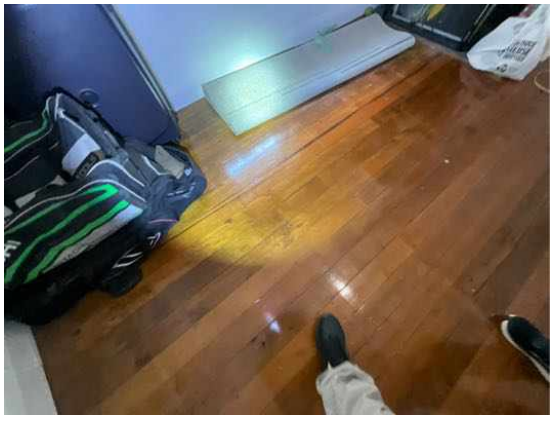
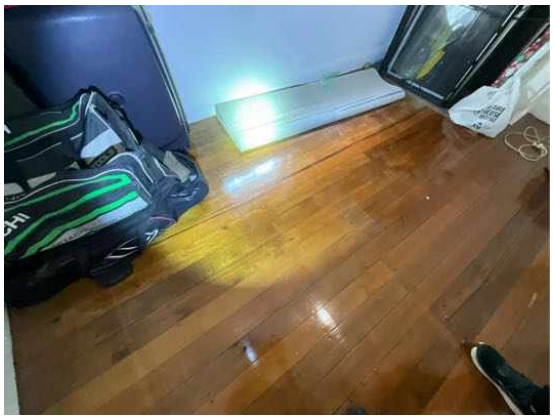
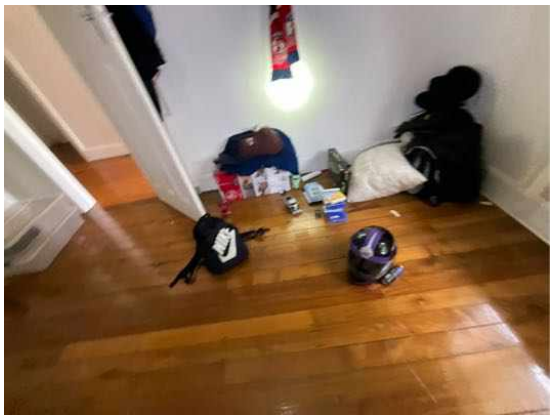

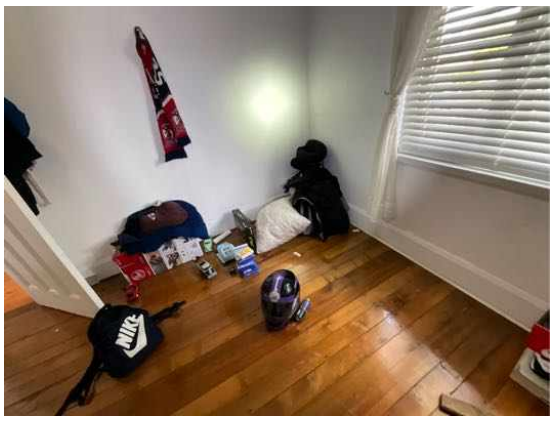
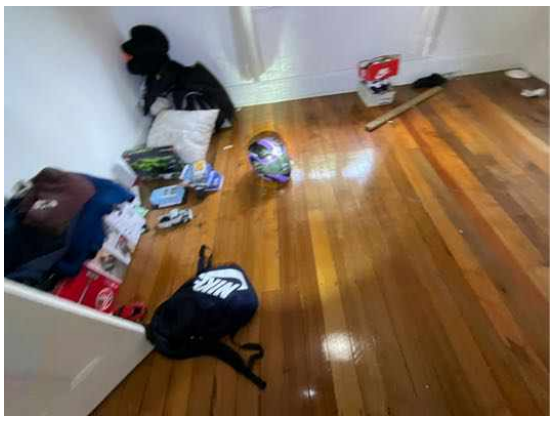
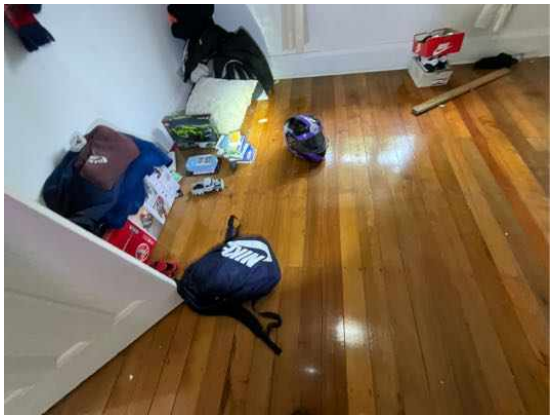




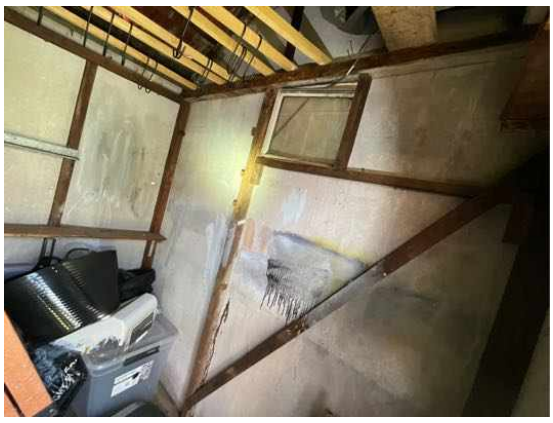

Definitions to help you better understand this report

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.