Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Mar 2026

Property Address: 14 Illawarra St, Mosman NSW 2088, Australia

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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: Thu, 26 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	14 Illawarra St, Mosman NSW 2088, Australia
Client's Email Address:	
Client's Phone Number:	
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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 poor condition with safety hazards identified. Major and minor defects were also 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	Slab - Suspended Slab, Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Carport, Driveway
Other Timber Bldg Elements	Deck, Architraves, Doors, External Joinery, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Split Level
Walls	Concrete Block, Timber Framed and Clad
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 Exterior - Part

- Subfloor - Part

- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior.

- Subfloor - Part.

- Exterior Roof Surface - Second Storey.

- Ceiling Cavity.

- Inside of the fencing.

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

- Ceiling linings

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Lack of natural or acceptable lighting

- Lack of suitable access or entry point

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

- Subfloor area - Limited access due to restrictive crawl space

- Suspected Asbestos Debris

- Vegetation obscured up to 75% of the area for 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:	Deck
Finding:	External timber balcony or deck-structural stability
Information:	The load capacity of the external balcony or deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather deteriorates in an exhilarate manner, ongoing assessments are required.

It is highly recommended that a structural engineer further, assess the external timber balcony or a deck to inform the client of its load capacity.

Regular maintenance inspections by competent practitioners is needed.






Finding 1.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Missing Balustrade
Information:	The upper-level residential balcony/terrace is missing a compliant balustrade to the open edge, creating an unprotected fall from height.

Standards / References:

- NCC (BCA) Volume 2 (Housing Provisions) – Fall prevention requirements
- AS 1170.1 – Structural design actions (balustrade loads)

• AS 1288 – Glass in buildings (where glazed balustrades are installed)

• AS 4654.2 – Waterproofing of external above-ground membranes (edge detailing)

Risk:

• High safety risk due to potential fall from height, particularly for children and occupants.

• Non-compliance with NCC requirements for residential buildings.

Recommendation / Rectification:

Engage a licensed residential builder to install a compliant balustrade with a minimum height of 1,000 mm, non-climbable design, and capable of resisting prescribed loads. Any glazed balustrade must comply with AS 1288 and be properly integrated with the balcony waterproofing system in accordance with AS 4654.2.

Major Defect

Finding 2.01

Building:	Main Building
Location:	All Areas
Finding:	Rot weakening the timber structure
Information:	Cracks and signs of wood rot have been observed, weakening the timber structure. The deterioration could be due to moisture exposure, aging, or insect infestation, compromising the structural integrity of the timber.

Risk:

- **Structural Instability:** The cracks and wood rot can compromise the load-bearing capacity of the timber, potentially leading to structural failure or collapse, especially in load-bearing walls, beams, or frames.

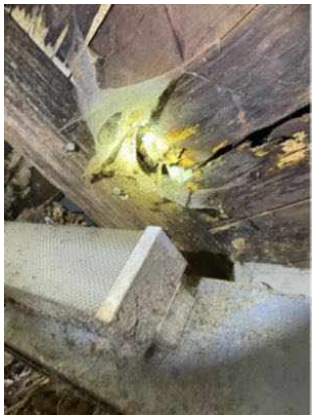
- **Safety Hazard:** Weakening of the timber structure increases the risk of accidents, such as falling debris or collapse, posing a danger to occupants.

- **Progressive Damage:** If left unaddressed, wood rot can spread, further degrading the timber and accelerating the risk of structural failure.

- **Pest Infestation:** Wood rot can attract pests such as termites, which may cause additional damage.

Who Can Fix It:

A structural engineer or professional carpenter should be contacted to assess the extent of the damage. Depending on the severity, repairs may involve replacing the affected timber sections, treating the wood with preservatives, or reinforcing the structure. If there is extensive rot, a specialist in wood restoration or pest control may also be required to prevent further decay or infestation.






Finding 2.02

Building:	Main Building
Location:	All Areas
Finding:	Site drainage - Poor
Information:	Evidence of poor site drainage was observed, including water pooling around the perimeter of the dwelling and adjacent hardstand areas. This may be due to inadequate site grading, blocked surface drains, or insufficient stormwater management infrastructure.

Risk:

- Potential water ingress into the subfloor or internal areas.
- Long-term structural damage due to moisture penetration.
- Increased risk of slip hazards, mould growth, and pest activity.

Recommended Action:

A qualified stormwater engineer should be engaged to assess the existing drainage layout and design a compliant stormwater management solution. This may include regrading surfaces, improving stormwater discharge points, or upgrading the drainage system to ensure effective water runoff during heavy rain events.








Finding 2.03

Building:	Main Building
Location:	Deck
Finding:	Subsidence - Structure
Information:	It appears that the structure has been affected by movement of the foundations, often referred to as sinking or subsidence. Whilst a degree of movement is expected over time, especially as environmental conditions change and buildings 'settle' after construction, this degree of subfloor movement requires attention.

General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary where changes to soil moisture content is apparent.

A Registered Builder specialising in carry out works as advised by an Engineer.

Finding 2.04

Building:	Main Building
Location:	Exterior walls - rear
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 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 2.05

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 2.06

Building:	Main Building
Location:	All Areas
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 2.07

Building:	Main Building
Location:	Laundry / bathroom
Finding:	Water damage
Information:	The area has sustained water damage resulting in potential structural issues. This damage compromises both the aesthetic and functional aspects.

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

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

2 **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including 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 2.08

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. 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 2.09

Building:	Main Building
Location:	All Areas
Finding:	Roof Leaks
Information:	The roof has developed leaks, allowing water to penetrate the building envelope. These leaks may be due to damaged or missing shingles/tiles, deteriorated flashing, clogged gutters, or other roof system failures.

Risk:

1. Structural Damage: Continuous water ingress can weaken the structural integrity of the roof and supporting structures, leading to potential collapse or costly repairs.

2. Mold and Mildew Growth: Persistent moisture promotes mold and mildew growth, which can cause health issues for occupants, including respiratory problems and allergic reactions.

3. Electrical Hazards: Water infiltration can come into contact with electrical wiring and fixtures, increasing the risk of short circuits, electrical fires, or electrocution.

4. Insulation Damage: Wet insulation loses its effectiveness, leading to reduced energy efficiency and higher heating and cooling costs.

5. Interior Damage: Leaks can cause staining, peeling paint, and damage to interior ceilings, walls, and personal property.

6. Pest Infestation: Moist environments can attract pests such as termites, ants, and rodents, which can further damage the property.

Responsible Party:

A licensed roofing contractor or qualified roofer should be contacted to inspect and repair the roof leaks. They will:

• Identify the source of the leaks and assess the extent of the damage.

• Repair or replace damaged shingles, tiles, flashing, or other roofing materials.

• Ensure proper sealing around roof penetrations, such as vents, chimneys, and skylights.

• Clean and maintain gutters and downspouts to ensure proper drainage.

• Provide recommendations for any additional necessary repairs or preventive measures to avoid future leaks.








Finding 2.10

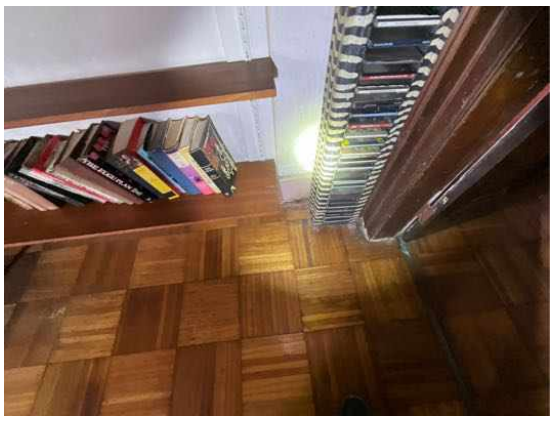
Building:	Main Building
Location:	All Areas
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

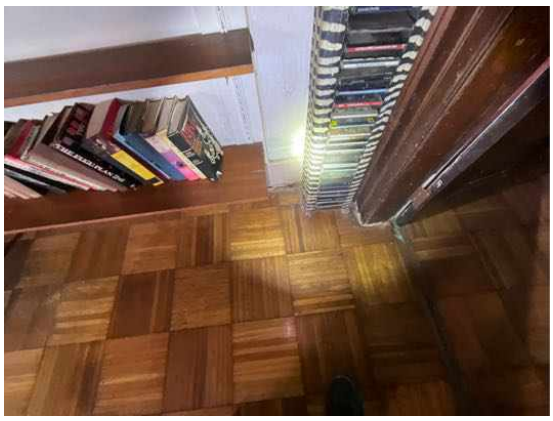
Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.





Finding 2.11

Building: Main Building

Location: Dining Room

Finding: Water damage

Information: The area has sustained water damage resulting in potential structural issues. This damage compromises both the aesthetic and functional aspects.

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

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

2 **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including 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 2.12

Building:	Main Building
Location:	All Areas
Finding:	Structural Cracking - Various locations within the property
Information:	Significant cracks have been observed in Various locations within the property including internal walls, particularly around structural joints and corners. These cracks are consistent with those that may arise from differential settlement, particularly in a house sitting on piers. The cracking pattern and the width of the cracks suggest potential movement of the structural elements, which could indicate subsidence or failure in the foundation support. ### Risk Assessment **Risk Level:** High **Consequences:** The observed cracks could compromise the structural integrity of the building if left unattended. This could lead to further deterioration, water ingress, pest intrusion, and potential safety hazards. If the cause is due to foundation movement or subsidence, it could result in significant structural failures, which could be costly to repair. ### Recommended Action 1. **Immediate Inspection by a Structural Engineer:** A licensed structural engineer should be engaged immediately to assess the extent and cause of the cracking. The engineer will provide a detailed report and recommend appropriate remediation measures. 2. **Foundation Specialist Inspection:** If foundation issues are confirmed, a specialist in underpinning and foundation repair should be consulted. They may recommend solutions such as underpinning, pier replacement, or other foundation stabilization methods. 3. **Monitoring:** If the engineer determines that the movement is ongoing, monitoring equipment may need to be installed to assess further movement over time.

4. **Repair:** Once the underlying cause is identified and stabilized, the cracks can be repaired. This might involve re-plastering, crack stitching, or other appropriate methods as advised by the engineer.

Who Can Fix It?

- **Structural Engineer:** To assess the damage and provide a remediation plan.

- **Foundation Specialist:** If foundation repair is necessary.

- **Licensed Builder or Repair Specialist:** For crack repairs and any other structural repairs as per the engineer's recommendations.

Given the potential risks associated with these cracks, it is essential to take immediate action to prevent further damage and ensure the safety and stability of the building.




















Finding 2.13

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.

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
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.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	All Areas
Finding:	Timber Pest Damage
Information:	Termite damage and timber decay were observed. The affected timbers show hollowing, delamination, and mud-like residue consistent with termite activity. where in contact with soil, and vegetation is overgrown, providing potential termite access points.

Implication:

The damage has compromised the structural integrity and may indicate active or previous termite infestation. If left untreated, termite activity could spread to nearby structures, leading to significant hidden timber damage and costly repairs.

Recommendation:

Engage a licensed pest control technician to conduct a comprehensive termite inspection and treatment in accordance with AS 3660.2.

Replace all affected timber members using H3/H4 treated pine or non-timber alternatives,

Reference:

Inspection in accordance with AS 4349.3 – 2010: Inspection of Buildings – Timber Pest Inspections.

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls - rear
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:	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

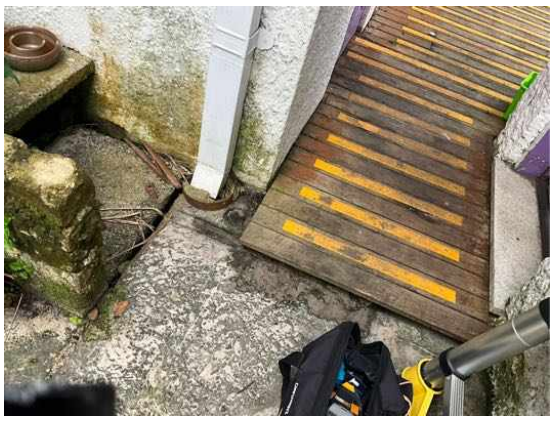
ensure proper installation.

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 6.04

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 6.05

Building:	Main Building
Location:	Laundry / 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 6.06

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

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

- Asbestos Inspector

- Licensed Bricklayer

- Licensed Plumber

- 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, 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 brick / clad dwelling was found to be in poor condition when compared to other buildings of a similar age with several **safety, Major and minor defects** as 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.

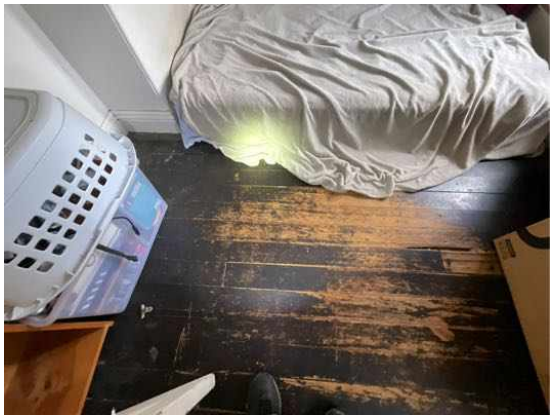
For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

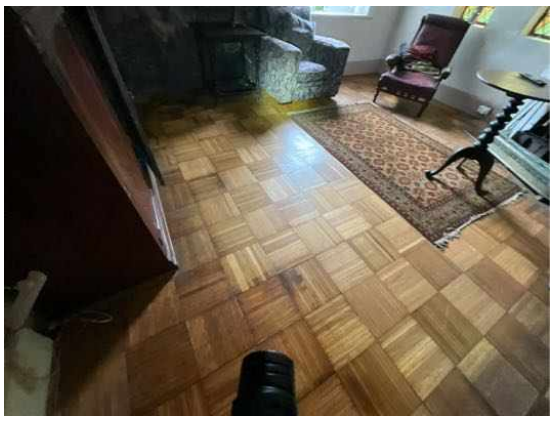
Section D Significant Items

The following items were noted as - For your information

Noted Item

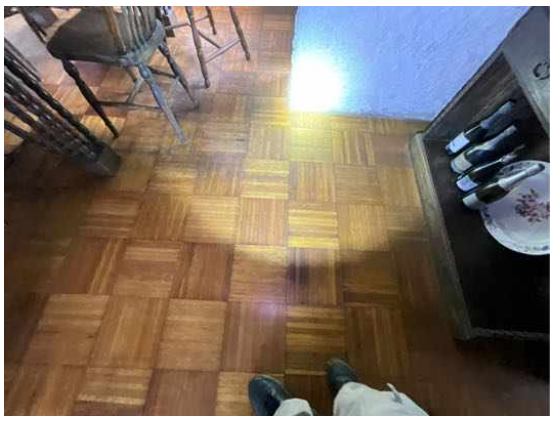
Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Obstructions and Limitations
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects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

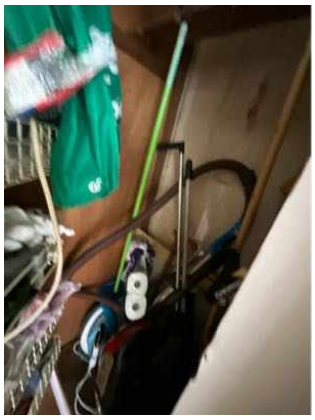


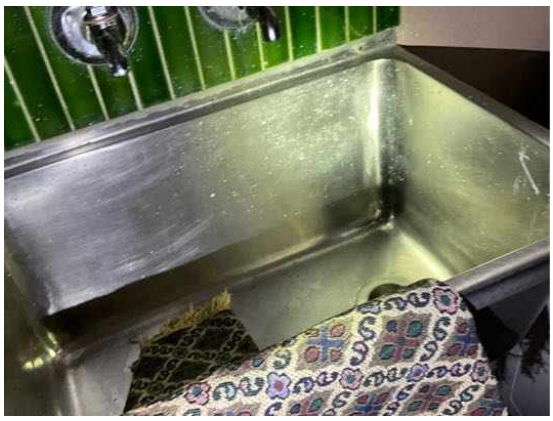




















Definitions to help you better understand this report

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.