



Building and Timber Pest Inspection Report

Inspection Date: Tue, 10 Feb 2026

Property Address: 7 Downshire Parade, CHESTER HILL, NSW, 2162, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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: 7 Downshire Parade, CHESTER HILL, NSW, 2162, Australia

Client's Email Address:

Client's Phone Number:

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Company Address and Postcode: Lidcombe 2141

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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. 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	Unoccupied
Orientation	South East
Other Building Elements	Pergola, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Single
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior
- Trees

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Inside of the fencing.
- Roof Exterior - Part
- Subfloor due to lack of access.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- 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
- Furniture
- 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 was not able to be inspected - there was no access to this area.
- Vegetation covered approximately 25% 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

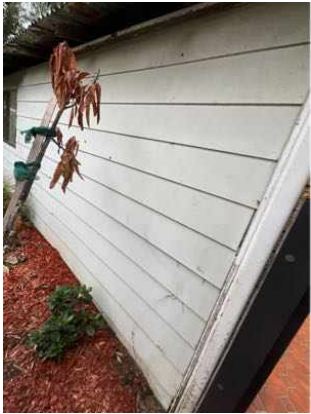
Finding 1.01

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.





Major Defect

Finding 2.01

Building: Main Building
Location: Pergola
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:	Roof Void
Finding:	Roof void - Suspected water leak
Information:	Suspected water leak in the roof void, as evidenced by the presence of water stains, indicating potential gaps or holes.

Risk:

- **Structural Damage:** Continuous water leakage can weaken the structural integrity of the roof and ceiling, leading to potential collapse.
- **Mold and Mildew:** Persistent moisture can promote the growth of mold and mildew, posing health risks such as respiratory problems and allergic reactions.
- **Electrical Hazard:** Water intrusion near electrical wiring can create a risk of short circuits, fires, or electrical shocks.
- **Insulation Damage:** Prolonged exposure to moisture can damage insulation, reducing its effectiveness and increasing energy costs.

Resolution:

A licensed roofing contractor should be contacted immediately to inspect, diagnose,

and repair the source of the leak to prevent further damage.



Minor Defect

Finding 3.01

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 3.02

Building: Main Building
Location: All Areas
Finding: Blocked gutters - organic debris
Information: The roof gutter system was observed to be blocked with organic debris and moss growth, as evident in the provided images.

Risk:

Blocked gutters can prevent proper stormwater drainage, leading to water overflow. This may result in:

- Water ingress into the eaves or walls,
- Timber rot or deterioration of fascia and soffits,
- Accelerated moss and algae growth, promoting further blockages,
- Potential foundation issues if water pools near the base of the structure.

Recommended Action:

Cleaning of the gutters and downpipes is required to restore proper drainage function. Installation of gutter guards may also be considered to prevent future blockages.

Who Can Fix It:

A licensed roofing contractor or qualified gutter cleaning service should be engaged to remove the debris and inspect the system for any further issues.





Finding 3.03

Building: Main Building
 Location: Exterior walls - left side
 Finding: Roofing Gutters - leak
 Information: Roofing gutters are experiencing leaks, compromising their ability to channel water effectively, posing a risk of water damage to the building structure and surroundings.

Risk: "The gutter leaks may result in water seepage into the foundation, potential interior damage, and deterioration of the building's exterior surfaces."

Resolution: "To address the issue, it is recommended to hire a licensed roofing plumber or gutter specialist to inspect, identify, and repair the leaks promptly."



Finding 3.04

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Downpipes Rusty / leaking
Information:	The downpipes on the property show significant signs of rust and leakage. The rust has weakened the structural integrity of the pipes, and the leaks are causing water to escape, potentially leading to further damage to the building's exterior and foundation.

Risk:

- ****Water Damage****: Leaking downpipes can cause water to accumulate around the foundation of the building, leading to erosion, foundation damage, and potential structural instability. Additionally, water seeping into walls can cause mold growth, wood rot, and other moisture-related issues.

- ****Structural Deterioration****: The rusting of the downpipes compromises their ability to effectively channel water away from the building, increasing the risk of corrosion spreading to other parts of the drainage system and potentially causing more extensive damage.

Recommendation:

A licensed plumber or roofing contractor should be hired to inspect and replace the rusty and leaking downpipes. The new downpipes should be made from rust-resistant materials and properly sealed to prevent future leaks. Regular maintenance checks should also be performed to ensure the drainage system remains in good working order, preventing water damage to the property.



Finding 3.05

Building: Main Building
 Location: Front porch
 Finding: Mortar - damage and deterioration
 Information: The mortar joints in the brickwork and concrete structures, exhibit signs of damage and deterioration. The mortar has visibly cracked, crumbled, and eroded in sections, leading to weakened structural integrity of the affected areas.

Risk:

If left unaddressed, the deterioration of mortar can allow moisture ingress, leading to potential water damage, mold growth, or further weakening of the wall's structure. Over time, this could lead to more significant structural issues such as cracking in the masonry or even partial collapse, presenting safety hazards.

Recommendation:

A qualified bricklayer or masonry specialist should be engaged to perform repointing of the damaged mortar joints. The process involves removing the deteriorated mortar and replacing it with fresh mortar to restore the integrity of the structure. The affected concrete areas should also be repaired, possibly with a concrete repair specialist to ensure proper sealing and protection against further weathering and water infiltration.



Finding 3.06

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Brickwork - Cracking [Fine]
Information:	Although fine cracks are quite noticeable, they are often only considered to be an

appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

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



Finding 3.07

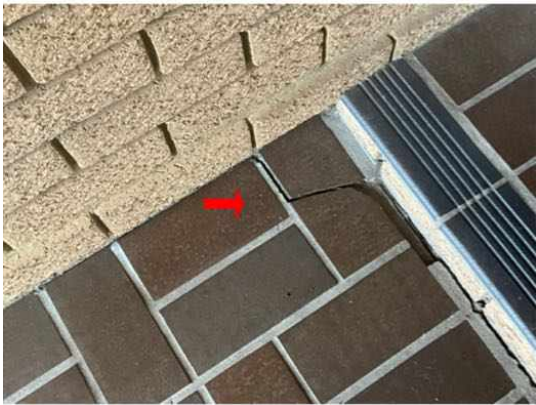
Building: Main Building
Location: Alfresco
Finding: Floor Tile crack
Information: A floor tile has a visible crack on the surface.

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 3.08

Building: Main Building
Location: Front Elevation
Finding: Beadings - damaged or deteriorated.
Information: Damaged or deteriorated beadings pose several risks. They compromise the integrity , allowing drafts, moisture, and even pests to enter the building. This can lead to energy loss, water damage, and decreased indoor air quality.

Who Can Fix It:

A qualified repair technician should be contacted to assess and repair the damaged or deteriorated beadings. They can replace worn-out beadings, and ensure it is properly installed and function to maintain energy efficiency and structural integrity.



Finding 3.09

Building: Main Building
Location: All Areas
Finding: Missing Door Stopper
Information: The door lacks a stopper, which is essential to prevent the door from swinging too far and potentially damaging the wall or the door handle. The absence of a door stopper increases the likelihood of impact damage to both the door and surrounding surfaces

over time.

Risk Assessment:

- **Damage Risk:** Moderate risk of damage to the door handle, wall, or door itself from repeated impacts when the door is opened forcefully or by a gust of wind.
- **Wear and Tear Risk:** Increased wear on door hardware and hinges due to the potential for abrupt stops without a dedicated stopper.

Recommendation for Rectification:

- **Engage a Handyperson or Carpenter:** A handyperson or carpenter should install a suitable door stopper to prevent excessive door movement. This could be a floor-mounted or wall-mounted stopper depending on the space and door design.

This issue is a minor defect but should be addressed to prevent potential damage and maintain the integrity of the door and surrounding areas.



Finding 3.10

Building: Main Building
 Location: Kitchen
 Finding: Stains in Vanity

Information: Defect: General Stains in the Vanity

Description: The vanity surface exhibits general stains that may be due to water exposure, soap scum, cosmetics, or other substances. These stains are unsightly and may indicate ongoing maintenance issues.

Risk:

- Hygiene Concerns: Stains can harbor bacteria and germs, potentially compromising hygiene in the bathroom.
- Aesthetic Impact: Stains reduce the visual appeal of the bathroom, making it look unkempt and less inviting.
- Potential for Hidden Damage: Stains caused by water exposure could indicate underlying water damage that, if left untreated, may lead to more serious structural issues.
- Decreased Resale Value: An unappealing vanity can negatively affect the overall aesthetic and perceived value of the property.

Recommended Action:

- Clean the vanity using appropriate cleaning agents to remove stains.
- Inspect for any underlying issues, such as leaks or surface damage, and address them accordingly.
- Consider refinishing or replacing the vanity if stains are persistent and cannot be removed.

Who Can Fix It:

- Homeowner or Cleaning Service: For minor stains, thorough cleaning can often be done by the homeowner or a professional cleaning service using suitable cleaning products.
- Handyman: For more stubborn stains or minor repairs, a handyman can clean, repair, or refinish the vanity surface.
- General Contractor: If the stains indicate more serious damage or if a replacement is needed, a general contractor with experience in bathroom renovations can perform the necessary repairs or replacement of the vanity.



Finding 3.11

Building:	Main Building
Location:	Living Room
Finding:	Evidence of excessive moisture - Drywall
Information:	Excessive moisture is present at the time of , 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 3.12

Building: Main Building
 Location: Bathroom
 Finding: Shower base - Water pooling
 Information: Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and

grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.



Finding 3.13

Building:	Main Building
Location:	Roof Void
Finding:	Exhaust fan not vented out
Information:	The exhaust fan located within the roof void is not appropriately ducted to the external atmosphere and is currently discharging moist air directly into the roof space. This is considered a defect under AS 4349.1, as it does not meet the minimum standard of residential building performance expected under normal residential building practices.

Risk Implication:

This condition may lead to excessive condensation within the roof void, increasing the risk of mould growth, deterioration of insulation, timber decay, and overall reduced durability of building elements. It may also result in poor indoor air quality, potentially affecting occupant health.

Recommended Action:

It is recommended that the exhaust fan be modified by a licensed HVAC contractor or qualified builder, ensuring it is properly ducted to discharge externally in accordance with manufacturer specifications, the National Construction Code (NCC), and applicable Australian Standards.



Finding 3.14

Building: Main Building
 Location: Roof Void
 Finding: Insulation - Covering downlights
 Information: Sections of insulation in the roof void have been poorly installed or moved from their original position and are covering down light fittings. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
 Location: Exterior walls - left side
 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:	Bridging or Obstruction Conducive environment for Termites
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection inspection zone or where termites have a passage, allowing them to bridge the barrier.

Shed, Garden Beds and Timber in direct contact with ground may obstruct a clear visual inspection to the walls and weep holes in this area.

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

Recommended moving obstructions away from the external walls for further and future inspections.

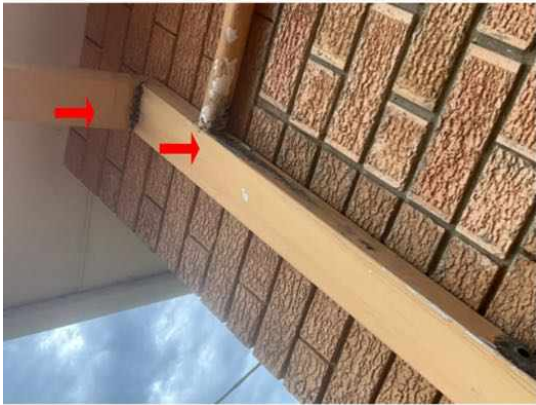




Finding 6.04

Building: Main Building
Location: Exterior walls - right side
Finding: Downpipes Rusty / leaking - Conductive conditions for Timber pest
Information: Rusty / leaking 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 6.05

Building: Main Building
 Location: All Areas
 Finding: Cut and Exposed tree Stumps
 Information: The tree stump, which has been cut and exposed, poses a potential risk of termite infestation due to its increased vulnerability to termite attacks.

Please contact Licenced pest controller for further advice. Pictures attached for your reference.



Finding 6.06

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 6.07

Building:	Main Building
Location:	Exterior walls - rear
Finding:	No Drain under tap
Information:	There is no drain installed under the tap, leading to water accumulation and creating conducive conditions for timber pests. This defect needs immediate attention to prevent potential damage and pest infestation.

Risk:

1. Water Accumulation: Without proper drainage, water can accumulate around the base of the tap, leading to persistent dampness in the surrounding area.
2. Timber Pest Infestation: The damp environment created by standing water is highly conducive to timber pests, such as termites and wood borers, which thrive in moist conditions and can cause significant damage to wooden structures.
3. Structural Damage: Prolonged exposure to moisture can lead to wood rot and deterioration of structural timber, compromising the integrity of the building.
4. Health Hazards: Persistent dampness can also promote mold and mildew growth, posing health risks to occupants.

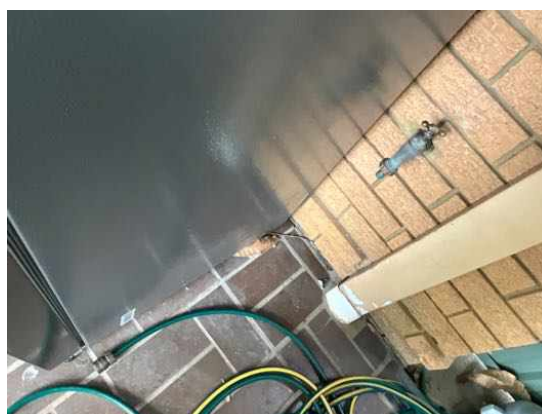
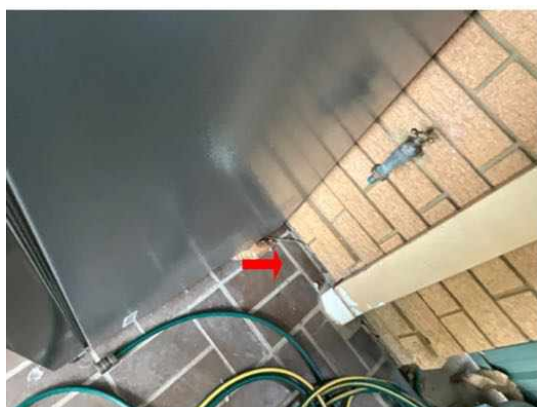
5. Aesthetic Damage: Water stains and damage to finishes and materials around the tap area can detract from the appearance of the building and lead to costly repairs.

Who Can Fix It:

A licensed plumber or a qualified building contractor can address this defect by:

1. Assessment: Evaluating the area to determine the best approach for installing a proper drainage system under the tap.
2. Installation: Installing a drain that effectively channels water away from the base of the tap, preventing water accumulation and dampness.
3. Repair and Prevention: Inspecting and repairing any existing water damage and implementing measures to prevent future water accumulation and pest infestations.

By addressing this issue promptly, you can mitigate the risks associated with water accumulation and timber pest infestation, ensuring the longevity and safety of the building.



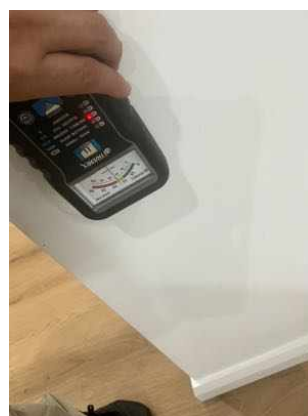
Finding 6.08

Building:	Main Building
Location:	Living Room
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.



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.







Finding 7.02

Building:	Main Building
Location:	Yard - Back
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.





Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	Pergola
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- Asbestos Inspector
- As identified in summary and defect statements
- Registered Roofing Contractor
- Registered/Licensed Builder
- 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 carried out on this property. At the time of inspection, a durable notice and evidence of pest treatment were not found.

Conducive conditions were observed which are noted in the body of the report.

The following recommendations are always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months
2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable
3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termicide and certified by a licensed pest technician
4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation
5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice. Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points. If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite inspection to completely rule out termite or timber pest presence in the dwelling.

Termite barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every six to twelve months. Regular inspections DO NOT stop timber pest attack but are designed to limit the amount of damage that may occur by detecting problems early.

Compared to other buildings of a similar age, brick veneer dwelling at the time of inspection was found to be in a fair condition with some Major and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

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.

















Noted Item

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











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 cm ² (Residential) or 10 micrograms/100 cm ² (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.