



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 24 Hornseywood Ave, Penrith NSW 2750,
Australia



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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: Wed, 8 Apr 2026

Modified Date: Thu, 9 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 24 Hornseywood Ave, Penrith NSW 2750, Australia

Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0450 250 739

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	Occupied
Orientation	West
Other Building Elements	Driveway, Carport, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, 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
- 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:

- 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 - Part.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Lack of clearance - subfloor
- Lack of natural or acceptable lighting
- Lack of suitable access or entry point
- Mould - Health Hazard
- Old disused HWS in roof cavity incl associated plumbing
- Sarking
- 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 50% 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

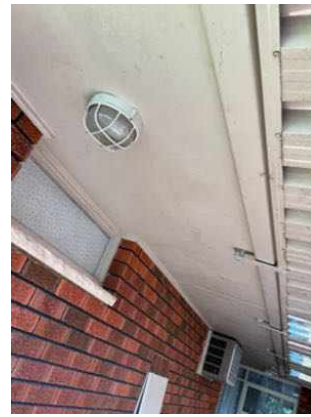
Finding 1.01

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: Subfloor
 Finding: Mould - Present
 Information: Mold growth is present throughout the property, primarily due to inadequate ventilation. Poor airflow and moisture accumulation within the house have created ideal conditions for mold to thrive.

Risk:

- ****Health Hazards****: Mold growth can pose serious health risks to occupants, particularly those with allergies, asthma, or other respiratory conditions. Prolonged

exposure to mold spores can cause respiratory issues, skin irritation, and other allergic reactions.

- ****Structural Damage****: Mold can degrade building materials over time, leading to rot and weakening of the structural components such as timber, drywall, and insulation, which can result in costly repairs.

- ****Decreased Property Value****: The presence of mold can significantly reduce the value of the property, as it indicates underlying moisture and ventilation issues that need addressing.

Recommendation:

A licensed mold remediation specialist should be engaged to remove the mold and treat affected areas. In addition, a ventilation expert or builder should assess and improve the house's ventilation system, possibly installing exhaust fans, vents, or mechanical ventilation systems to ensure adequate airflow and prevent future mold growth.





Finding 1.03

Building:	Main Building
Location:	Bedroom
Finding:	Smoke Detectors and Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

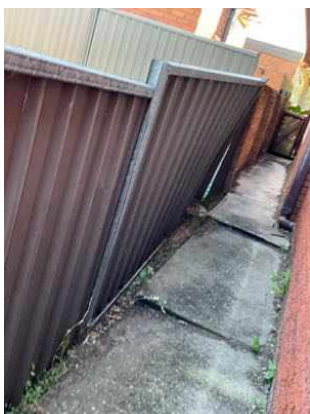
Please refer to AS3786 and state based legislation, which may also apply.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Yard - Side
Finding:	Tree roots have uplifted & damaged fence & paving
Information:	Tree roots and trunk growth have displaced the pavers and caused visible deformation and damage to the boundary fence. This presents a trip hazard, creates movement to adjacent structures, and indicates ongoing root activity. Visual inspection only in accordance with AS 4349.1. Recommend further evaluation by a qualified arborist and rectification of fencing and paving by appropriate contractors.



Finding 2.02

Building:	Main Building
Location:	All Areas
Finding:	Roof Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof was not in a fair condition. While weathering of the roof is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also

present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

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

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





Finding 2.03

Building: Main Building
Location: Subfloor
Finding: Subfloor - Site drainage - Inadequate
Information: The site exhibits poor drainage under the subfloor, leading to several critical issues. Water accumulates and does not properly drain away from the subfloor area, creating a hazardous condition.

Problem:

1. Frequent water pooling and stagnation under the subfloor.
2. Risk of subfloor structural damage due to prolonged moisture exposure.
3. Potential for mold and mildew growth, compromising indoor air quality and a potential of Termite attack.
4. Safety hazard for occupants due to slippery surfaces and potential electrical hazards.

The poor site drainage under the subfloor poses a significant safety risk to the occupants, as it can lead to structural damage and health hazards.

This issue requires immediate attention and rectification. A licensed and experienced plumber or licensed builder specialising in drainage and foundation work should be engaged to assess the problem and implement necessary drainage solutions, such as improved grading, installation of drainage systems, and moisture barrier enhancements. Regular maintenance and inspections should also be scheduled to prevent future occurrences. Water damage and secondary defects are likely to occur if left unmanaged.







Finding 2.04

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 2.05

Building:	Main Building
Location:	Bathroom
Finding:	Evidence of excessive moisture was present at the time of inspection
Information:	Excessive moisture is present behind the bathroom tiles, indicating a potential water leakage issue within the wall.

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

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





Finding 2.06

Building: Main Building
 Location: Bedroom 3 & en-suite
 Finding: Cracking - internal walls
 Information: Cracking was observed on the internal walls. These cracks may be indicative of differential movement within the structure, such as foundation settlement or structural stress at junctions.

Risk:

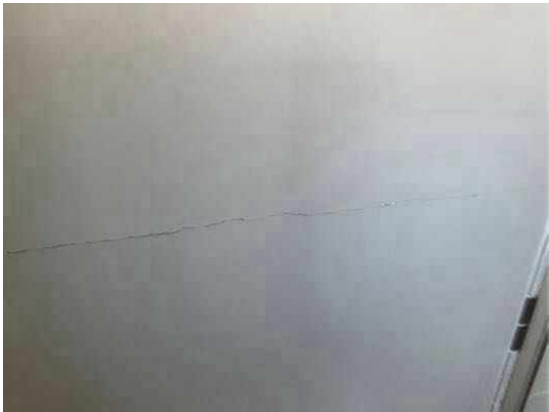
If left unaddressed, the cracking may worsen, potentially affecting structural integrity, leading to misalignment of doors/windows or water ingress.

Recommendation:

- Engage a structural engineer to investigate the extent and cause of the cracking across the building.
- If deemed non-structural, repairs can be carried out by a licensed plasterer or builder.









Finding 2.07

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 2.08

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

Risk:

The damage impacts the structural integrity of the roof framing system. According to AS 4349.1, such a defect is considered a major structural defect, as it may result in loss of structural strength or stability. Failure to rectify could lead to roof sagging, deformation, or collapse under load conditions, posing a safety hazard to occupants and risking further property damage.

Recommendation:

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





Finding 2.09

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:	Exterior walls - left side
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Finding 3.02

Building:	Main Building
Location:	Exterior walls - right side

Finding: Brickwork - suspected impact damage
 Information: The brickwork on the property shows signs of suspected impact damage.

****Risk:**** Impact damage can weaken the structural integrity of the wall, leading to potential collapse, water infiltration, and increased vulnerability to further damage.

****Recommended Action:**** A qualified mason or bricklayer should carry out the necessary repairs to ensure the structural safety of the property.



Finding 3.03

Building: Main Building
 Location: All Areas
 Finding: Perimeter - Insufficient Fall
 Information: The perimeter ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.



Finding 3.04

Building: Main Building
Location: All Areas
Finding: Vegetation inside Drain
Information: Vegetation, such as roots or foliage, is obstructing the drainage system, impeding water flow and potentially leading to blockages and water damage.

Risk:
The presence of vegetation in the drain poses a risk of water backup, flooding, and structural damage to the property, including foundation issues and mold growth.

Who Can Fix It:
A qualified plumber or drainage specialist should clear the vegetation from the drain, ensuring proper water flow and preventing potential drainage problems and associated damages. Regular maintenance may also be required to prevent future vegetation intrusion.





Finding 3.05

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

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

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



Finding 3.06

Building:	Main Building
Location:	Fencing
Finding:	Leaning fence
Information:	The fence is leaning, deviating from its vertical position, compromising its stability and aesthetic appeal.

The leaning fence poses a risk of collapse, potential property damage, and a security breach, diminishing its effectiveness as a barrier.

A skilled fencing contractor or handyman is needed to assess and rectify the leaning fence. Timely repair is crucial to restore the fence's stability and prevent further damage or safety hazards.



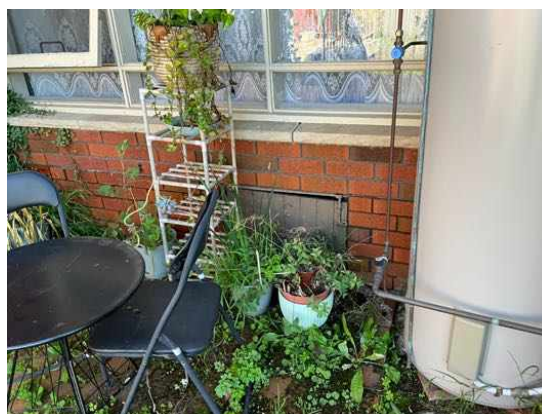
Finding 3.07

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 3.08

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 3.09

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor ventilation - Inadequate - blocked airflow
Information:	The subfloor of the property has inadequate ventilation due to blocked airflow from all sides, preventing proper circulation of air beneath the building.

Risk:

- ****Moisture Build-Up****: Poor ventilation can lead to excessive moisture accumulation in the subfloor area, promoting mold growth, wood rot, and deterioration of structural elements, such as floor joists and beams.
- ****Pest Infestation****: Stagnant, damp environments create ideal conditions for termites and other pests, which can compromise the integrity of the building's foundation and structure.
- ****Health Hazards****: The accumulation of moisture and mold can pose health risks to occupants, particularly those with respiratory conditions, due to the growth of allergens and mold spores.

Recommendation:

A licensed builder or ventilation specialist should be consulted to assess and install adequate subfloor ventilation. This may include installing vents, mechanical fans, or other solutions to improve airflow and prevent moisture buildup. Proper ventilation will ensure the longevity of the building's structural components and reduce health risks associated with dampness.





Finding 3.10

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

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

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



Finding 3.11

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

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

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



Finding 3.12

Building: Main Building

Location: Bathroom

Finding: Basin - Cracked

Information: Cracking was evident to the basin at the time of inspection, which is suspected to have been by minor impact damage. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking.

As the cracking provides potential ingress for water, secondary water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged.

Consultation with a plumber regarding basin repair or replacement is required.

Remedial works may be required to protect against any further damage.



Finding 3.13

Building: Main Building
Location: Bathroom
Finding: Water Stains in Vanity
Information: "Water stains observed in the vanity area, compromising its appearance and potentially causing damage."

Continued water exposure may lead to material damage, mold growth, and diminished aesthetic appeal.

A licensed plumber or maintenance professional should assess and fix any leaks contributing to the water stains, while a cleaning or restoration service may be needed to address the visible stains and prevent further damage.





Finding 3.14

Building: Main Building
Location: Toilet (WC)
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.

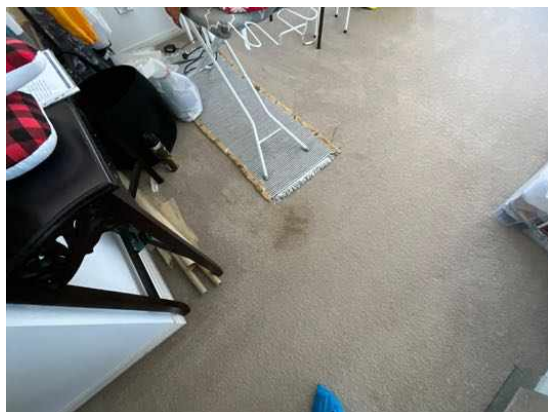
A licensed plumber or a qualified contractor specializing in water damage remediation should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.





Finding 3.15

Building:	Main Building
Location:	All Areas
Finding:	carpet exhibits visible signs of aging
Information:	Carpets are exhibiting visible signs of aging, including fraying edges, faded colors, and flattened fibers, diminishing their aesthetic appeal and functional quality.
Risk:	<p>The risk associated with aging carpets includes diminished appearance, decreased comfort, potential tripping hazards due to frayed edges, and a negative impact on indoor air quality if fibers begin to degrade and release particles into the air.</p>
Who can fix it:	<p>Professional carpet cleaning and restoration services can address issues such as deep cleaning to rejuvenate colors, repairing frayed edges, and restoring fibers. Additionally, replacing the carpets entirely may be necessary in severe cases of aging or damage beyond repair.</p>



Finding 3.16

Building:	Main Building
Location:	Ensuite
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 3.17

Building: Main Building
Location: Roof Void
Finding: Sarking - Damaged
Information: Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.







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 - right 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:	Exterior walls - left side
Finding:	Aircon - Excessive moisture conducive condition near Air-conditioner
Information:	Excessive moisture near an air conditioner can indeed create conducive conditions for termites. Termites are attracted to damp and decaying wood, which can be found in areas with high moisture levels. To fix this issue: <ul style="list-style-type: none"> 1. Fix Leaks: Check for any leaks or condensation around your air conditioning unit. Repair any damaged pipes, drains, or insulation that may be causing moisture buildup.

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

away from your home's foundation.

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

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

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

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

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

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

pest control professional who can provide targeted solutions.

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



Finding 6.04

Building:	Main Building
Location:	Exterior walls - rear
Finding:	HWS not connected - conducive conditions for timber pest attacks
Information:	The hot water system (HWS) is not connected, leaving exposed pipes and creating conducive conditions for timber pest attacks.

Risk of Timber Pest Attack: The risk of timber pest attack is heightened when the hot

water system is not connected. Exposed pipes provide easy access points for timber pests like termites and ants to infiltrate the building structure. These pests are attracted to moisture, and the absence of flowing water through the system can lead to moisture buildup, creating an ideal environment for pests to thrive and cause damage to timber components within the building.

A licensed plumber or qualified plumbing technician should be engaged to reconnect the hot water system. They will assess the existing plumbing infrastructure, determine the appropriate connection points, and ensure proper installation and functionality of the HWS. Additionally, they may inspect for any signs of timber pest activity and recommend preventive measures, such as installing physical barriers or implementing moisture control measures, to deter pest infestations and protect the building from damage. Regular maintenance and inspections by homeowners or property managers are also essential to detect and address potential issues before they escalate.



Finding 6.05

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - poor ventilation, inadequate site drainage, water stains
Information:	The subfloor lacks adequate ventilation, suffers from inadequate site drainage, exhibits water stains, creating conducive conditions for timber pests such as termites.

Risk: The combination of poor ventilation, inadequate drainage, water stains 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 plumber or builder may be needed to improve subfloor ventilation, enhance site drainage, repair water-damaged areas. Regular inspections and maintenance are essential to ensure ongoing protection against timber pests and maintain the structural integrity of the subfloor.





Finding 6.06

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

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

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

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





Finding 6.07

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

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

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

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



Finding 6.08

Building:	Main Building
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Location: Ensuite
 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 6.09

Building: Main Building
 Location: All Areas
 Finding: Excessive moisture - Conducive to Timber pest

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

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

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

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





Finding 6.10

Building:	Main Building
Location:	Roof Void
Finding:	Roof void exhibits conspicuous signs of excessive moisture
Information:	The roof void exhibits conspicuous signs of excessive moisture, evident through water staining within the sarking material.

Risk in Terms of Timber Pest: The excessive moisture within the roof void poses a significant risk for timber pests such as termites, as it creates an ideal environment for infestation and proliferation. The damp conditions promote wood decay, making the structure susceptible to damage by these pests.

A qualified roofing contractor and a professional pest control service specialized in timber pest management should be engaged to rectify the issue. They can assess the extent of moisture damage, address any underlying structural issues, and implement effective solutions to mitigate the risk of timber pest infestation.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges 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

- Licensed Plumber
- Asbestos Inspector
- As identified in summary and defect statements
- Damp Proofing Specialist
- Mould Remediation Specialist
- Registered Roofing Contractor
- Registered/Licensed Builder
- Tree surgeon (arborist)
- 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 termiticide 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
Information: Additional photos are provided for your general reference



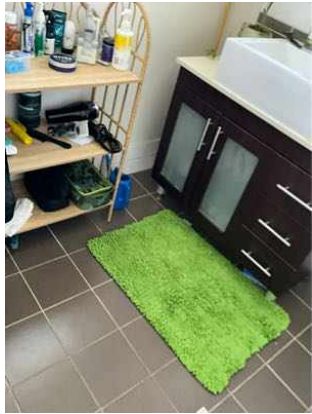




Noted Item

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

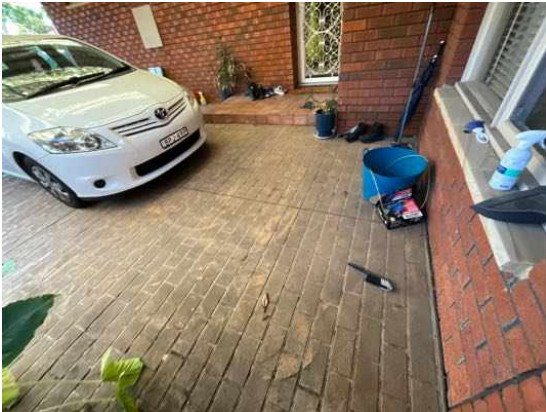














Definitions to help you better understand this report

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.