Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Sat, 7 Mar 2026

Property Address: 40C Stoney Creek Rd, Bexley NSW 2207, Australia

Contents

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Sat, 7 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	40C Stoney Creek Rd, Bexley NSW 2207, Australia
Client's Email Address:	
Client's Phone Number:	
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Special conditions or instructions

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

The following apply:

The PreInspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report. The photos at the back of this report are an example of some of the areas that could not be inspected due to the obstructions found on the day of the inspection. This report is a visual inspection and these areas may have concealed defects.

This report is only valid as at the date of the inspection, any defects found or incurred after this date cannot be guaranteed.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully

accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed

This report was commissioned for the sole use of the 'Client' and liability does not extend to any third parties. Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirety at their own risk.

New South Wales experiences major weather events annually. These periods of storms and torrential & driving rains from certain angles can overwhelm residential roofs, waterproofed areas, skylights, flashings & guttering causing water ingress into properties that otherwise would not happen in normal rain conditions. Therefore no guarantee can be given against any future roof leaks.

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages. Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements. Any areas of missing or aged/corroded guttering should be replaced. All flat roofs and waterproofed areas should be monitored regularly.

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 safety, major and minor defects present

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. A termite treatment is recommended.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	South
Other Building Elements	Fence - Fabricated Metal Fence, Footpath, Garage, Party Walls, Pool, Driveway, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Doors, Door Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

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

- Exterior of Pool Fencing

- Fencing

- Gardens

- Interior

- Interior of Pool Fencing

- Pool Surrounds

- Posts

- Roof Exterior - Part

- Roof Void - 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.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Wall exterior due to obstructions.

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:

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Roof framing - not trafficable

- Sarking

- Solar Panels

- Stored items

- Wall linings

- Webbing of roof trusses - not trafficable

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: **Medium**

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:	Building 1
Location:	Exterior balcony cladding
Finding:	Cladding loose and damaged
Information:	Evidence of damage was identified to the right rear balcony wall corner was found where the cladding has cracking damage and may fall at any time. This cladding should be removed immediately incase it falls and injures nearby persons. A renderer or licensed builder would be the trade responsible for rectification of this wall area.

Finding 1.02

Building:	Building 1
Location:	Roof Cavity - Front and rear
Finding:	Electrical cables missing a junction boxes
Information:	The electrical fittings in these roof areas were found to be missing a junction boxes at the time of inspection. These pictured missing fittings and loose cables expose electrical works, and may create a safety hazard if there is potential contact with persons in the area. A Licensed electrician should be appointed to rectify these areas immediately.

Major Defect

Finding 2.01

Building:	Building 1
Location:	Hallway
Finding:	Damp - Rising
Information:	It appears rising damp is occurring in the middle hall and rear loungeroom areas to the walls at the time of the inspection.

Moisture readings of 100 and 69.4 were recorded along with paint damage either side of the central hall area. Staining was also visible under the stairs.

Moisture readings of 1 and 3.3 were recorded above the damaged areas for reference, indicating the damage appeared to be coming from the slab.

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.

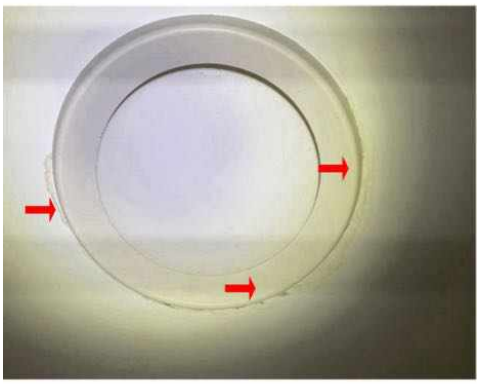
Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

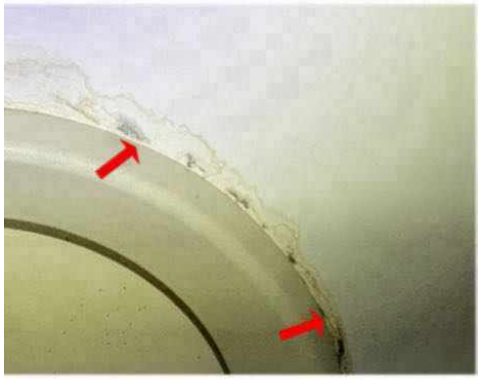
The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in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

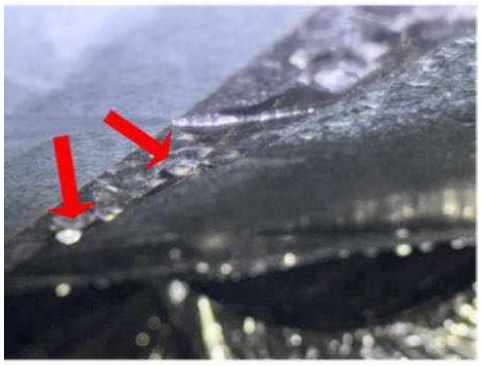
Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.

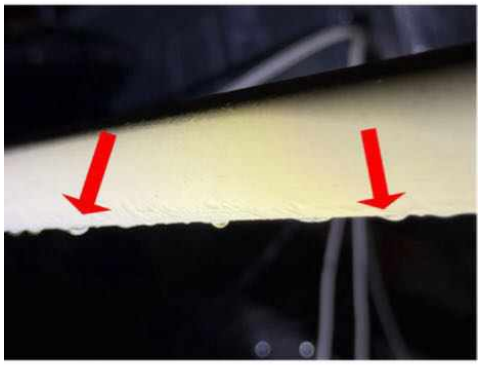
Finding 2.02

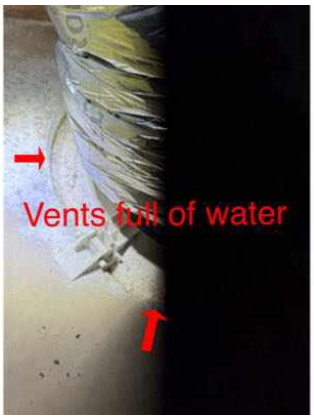
Building:	Building 1
Location:	Roof Cavity - all upper areas
Finding:	Air Conditioning Condensation Damage to Ceilings
Information:	Evidence of damage to internal ceilings was observed and is consistent with air-conditioning condensation issues. The mould resulting from these damp conditions may affect the health of the occupants. Moisture was found to be dripping off many areas of the main AC unit, pipe and ducting in the roof void. Moisture staining and deterioration indicate that condensate is not being adequately drained or managed, which may be due to blocked or incorrectly installed condensate drains, insufficient insulation to pipework, or unit malfunction. Ongoing moisture exposure has lead to ceiling damage, mould developing and deterioration of building materials. A licensed air-conditioning contractor should inspect the system, rectify the cause of the condensation, and ensure condensate is correctly discharged. Affected ceiling linings should be repaired or replaced once the moisture issue has been resolved.











Finding 2.03

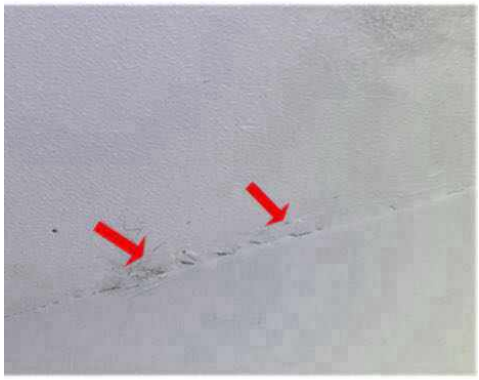
Building:	Building 1
Location:	Balconies
Finding:	Waterproofing of balconies
Information:	On inspection of the front and rear balconies, it appeared as though the waterproofing has failed. Staining, bubbling and cracking paint was evident in many areas. As water is ingressing through these concrete balconies, there is a risk of concrete cancer developing where the metal reinforcing in the concrete starts to rust, then expand and break apart the concrete. This is listed as a major defect in this report as it is highly likely that it will lead to further damage over time. On the rear balcony, water appears to be leaking through the balcony damaging the wooding ceiling cladding and rear wall render (see safety defects - loose cladding) All elevated balconies, stairs and landings need urgent attention to stop further damage. Quotes should be sought from waterproofing experts for these balcony areas. See also - Sealant (external) missing Australian Standards for Waterproofing are as follows for your information - AS 4654.1-2012 & AS 4654.2-2012 1. Design Principles • Ensure balconies have adequate fall (minimum slope of 1:100) for water drainage. • Waterproofing membranes must extend to upstands and penetrations. • Flashing must be installed where the balcony meets the wall. 2. Materials • Waterproofing membranes must meet the durability, elasticity, and water resistance criteria outlined in AS 4654.1. • Materials should withstand UV exposure, weathering, and substrate movement. 3. Installation • Membranes must be applied continuously without gaps or punctures. • Overlapping of membranes at joins must comply with manufacturer specifications. • Drains, outlets, and penetrations must be adequately sealed. 4. Testing and Certification

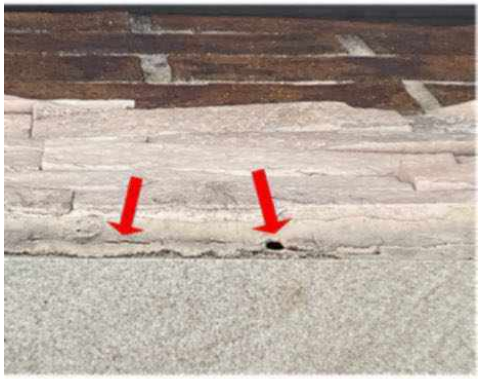
• Perform water ponding tests to confirm the integrity of the membrane before applying finishes.

• Waterproofing installers should provide compliance certificates indicating adherence to the standards.

Additional Considerations

• Movement Joints: Incorporate movement joints in the waterproofing








Finding 2.04

Building:	Building 1
Location:	Pictured rear left pergola wall
Finding:	Flashing missing
Information:	The roof flashing was missing on the left rear wall at the time of inspection. A channel exists in the rear brickwork for water to pool and create further damage to adjoining walls.

The absence of flashing does not appear to comply with the NCC Volume Two – Part 3.5.1 (Weatherproofing) and AS 1562.1 – Design and installation of sheet roof and wall cladding, which require buildings to be adequately weatherproofed

Regardless of the location, if left unmanaged, even minor leaks can lead to serious damage of associated building elements, potentially resulting in the need for replacement of building materials. Here, water is entering the internal left pergola wall. Damage to wall mortar, timber pergola ceiling and wood rot may also arise if this missing flashing is left unmanaged.

A roofing contractor should be engaged to install this missing flashing as soon as possible.This should have been installed before handover by the builder.

Minor Defect

Finding 3.01

Building:	Building 1
Location:	Balcony structure
Finding:	Structural engineers evaluation required
Information:	It was noted on inspection that areas of external sealant was missing causing damage to this structure.

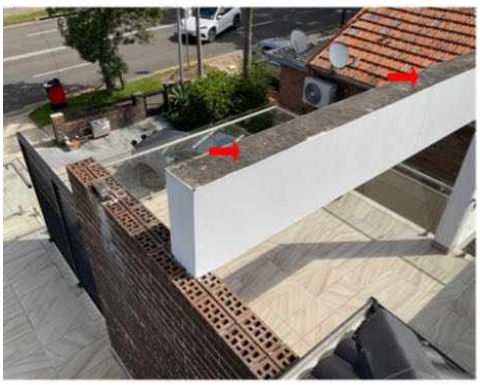
If water ingress continues, structural damage may occur and this structure may fail. It was advised the neighbours similar structure collapsed.

This structure is not sealed on the upper surface and cracked on the vertical and underside surfaces. Flexible sealants and protective paint is required immediately to stop damage from rainwater ingress.

Flexible sealants should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist should be appointed to complete these works immediately and a structural engineer should assess this structures stability.

If internal damage is found by removing cladding, this defect would be described as a safety defect in this report.



Finding 3.02

Building:	Building 1
Location:	Roof Void
Finding:	Incomplete / Substandard construction
Information:	These front, front right and rear right roof void areas shows a lack of support which is highly likely to result in further defects over time.

These areas appear to be of substandard construction and additional support appears to be required in these areas. The front underpurlin is now sagging (picture 2).

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

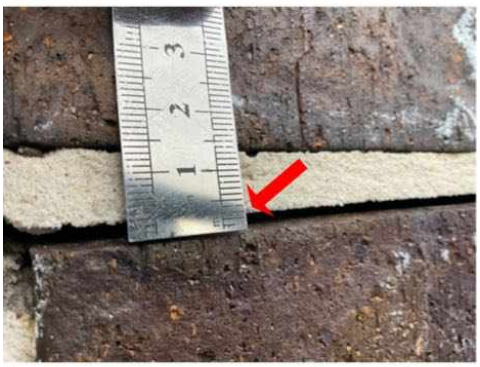
Where a building element is installed in such as way that it fails to achieve the required minimum standard at the time of the inspection, a structural engineer should be sought for advice on these and all internal roofing framing areas.

Finding 3.03

Building:	Building 1
Location:	Exterior left upper wall
Finding:	Step cracking to brickwork (minor)
Information:	Step cracking of 3mm was identified to the brickwork in this left area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe (5mm or greater) the client is advised to consult a structural engineer. This minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



Finding 3.04

Building:	Building 1
Location:	Upper left middle wall area

Finding: Roof sealant (external) - missing

Information: It was noted on inspection that areas of external sealant was missing to small areas of the left upper middle roof.

It is not clear whether this missing sealant or the adjacent gutter being overwhelmed in large rain events is causing the mould and wall damage in the adjoining internal wardrobe.

A flexible sealant or flashing is still required in the indicated small areas in photo 1 that are visible from both on the roof and in the roof void. Adding sealant or flashing in these small areas will protect all associated building materials from rainwater ingress.

Flexible sealants or flashings should be applied to these affected areas to prevent any subsequent water damage that is likely to occur.

A sealant specialist or roofing contractor should be appointed to complete these works as soon as possible. Adjacent roof tiles may be required to be removed to access these areas. If damage continues in the adjacent wardrobe after these repairs, the other possible sources of moisture need to be further investigated.

Finding 3.05

Building:	Building 1
Location:	Roof Exterior
Finding:	Roof tiles - weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a good condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar show minor cracking is 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 mortar and tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

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

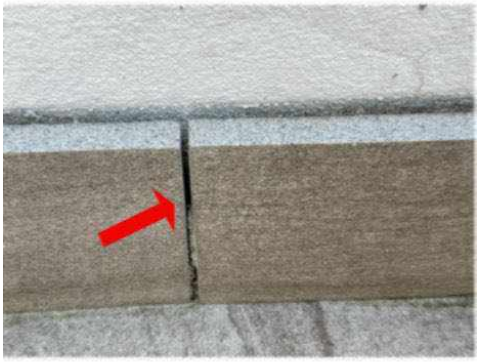
Finding 3.06

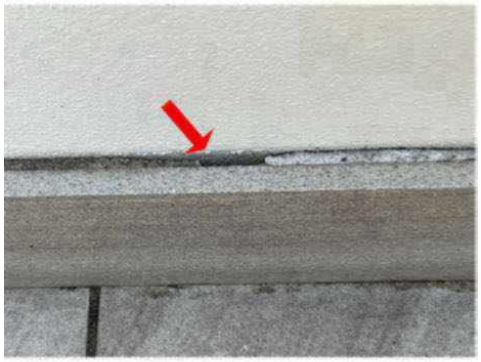
Building:	Building 1
Location:	Exterior balcony
Finding:	Sealant (external) - missing
Information:	It was noted on inspection that areas of external sealant was missing to many front and rear balcony areas.

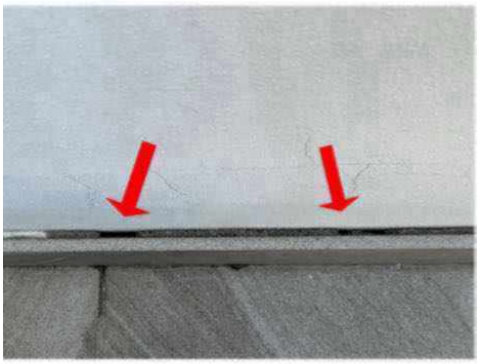
A flexible sealant is required to protect the associated building materials from rainwater ingress. Excessive moisture was found in many garage areas and moisture damage was found on the underside of the rear balcony.

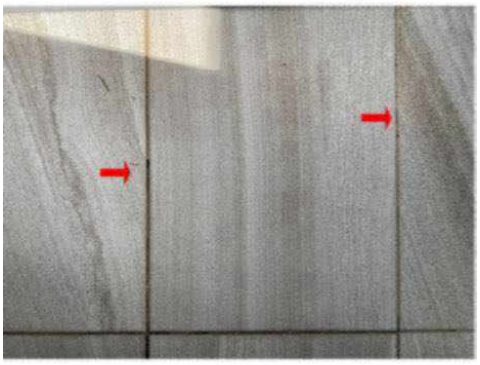
Flexible sealants should be applied to these affected balcony areas to prevent any subsequent water damage that is likely to occur. Both the front cladding sealant and rear balcony sealant appear to be very substandard.

A sealant specialist or should be appointed to complete these works as soon as possible to stop the water damage that's occurring to the lower areas.









Finding 3.07

Building:	Building 1
Location:	Roof Exterior
Finding:	Aerial damaged
Information:	Evidence of damage was identified to the TV aerial on the roof. It has broken and loose parts. An aerial contractor can repair this damage when convenient.

Finding 3.08

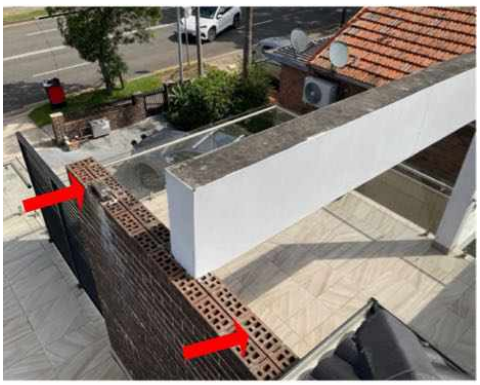
Building:	Building 1
Location:	Balcony dividing wall
Finding:	Incomplete / Substandard construction
Information:	This front dividing wall is not sealed from rain ingress.. The garage architrave also shows large gaps.

Sub standard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline.

Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

The front brickwork should be a header course or flashing installed in this external area. This has lead to efflorescence staining of this wall and may lead to further defects if left unmanaged. The left rear wall is also not flashed allowing water to pool and run down the internal balcony wall (see the major defect of flashing missing).

Where a building element is installed in such as way that it fails to achieve the required minimum standard or level of finish, the builder should have rectified the defect to stop further damage occurring.



Finding 3.09

Building:	Building 1
Location:	Roof Void
Finding:	Exhaust fan - sarking on roof
Information:	On inspection of the roof void, it was observed that the exhaust fans to the bathroom and ensuite do not exhaust directly to the outside of the building, which is required by the NCC if sarking has been fitted, as it has in this home.

NCC 3.8.5.1 states:

An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhaust vents

(i) directly to outside the building by way of ducts or

(ii) into a roof space that

(A) is adequately ventilated by open eaves, and/or roof vents or

(B) is covered by roof tiles WITHOUT SARKING or similar materials which would prevent venting

through gaps between the tiles.

This should be rectified by the builder.

Finding 3.10

Building:	Building 1
Location:	Bathroom - downstairs
Finding:	Bathroom tiling - Insufficient fall
Information:	There is an insufficient fall in the shower tiling , which means that the angle of the tiling is inadequate for the shower to drain away. This is resulting in pooling of water in the area, creating the potential for water damage to nearby areas. This is likely to lead to premature sealant / grout degradation if not repaired. Adjustment by a tiling contractor is required as soon as possible to prevent any further damage to the area.

Finding 3.11

Building:	Building 1
Location:	Pictured external areas
Finding:	Tap missing
Information:	The bath tap handle is broken and missing over the bath. A licensed plumber would be the trade responsible for rectification of this tap when convenient.

Finding 3.12

Building:	Building 1
Location:	bathroom and other areas
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to these pictured areas.

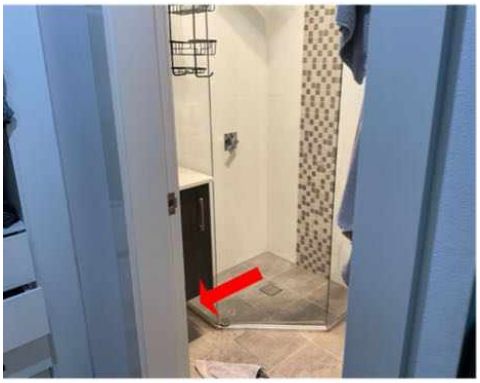
Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

Finding 3.13

Building:	Building 1
Location:	Bathrooms
Finding:	Shower screens - Leaking
Information:	Leaking was evident to two shower screens at the time of inspection. It is suspected that the leaking has occurred as a result missing sealant. Leaking from the showers , where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould. Appointment of a sealant expert is required to repair or replace this missing sealant. Such works should be performed as soon as possible to ensure that no further damage occurs.



Finding 3.14

Building:	Building 1
Location:	Balcony and Bathroom
Finding:	Tiles cracked
Information:	Cracked tiles were evident in these pictured areas at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement and impact damage. Cracked tiles throughout the household detract from the overall appearance of the affected areas. In wet areas of kitchens and bathrooms, it can lead to water damage of adjoining walls and floors. Replacement of cracked tiles is recommended as soon as possible. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.

Finding 3.15

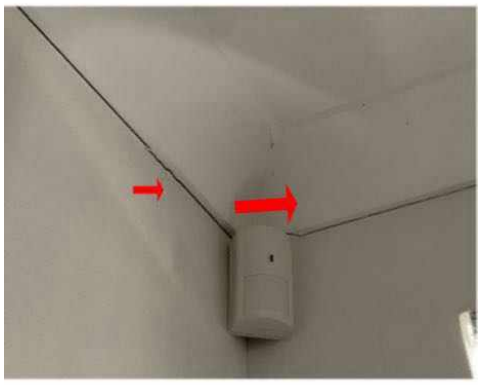
Building:	Building 1
Location:	Upper left and rear eaves
Finding:	Mould - Present
Information:	Where evidence of mould growth was noted in the eaves, it is suspected the size of the gutters is insufficient in heavy rain events. It is thought rainwater is overflowing back into these eave areas during these events. It is recommended to consult a roofing contractor for further advice. No roof tile damage was evident in these areas of mould.

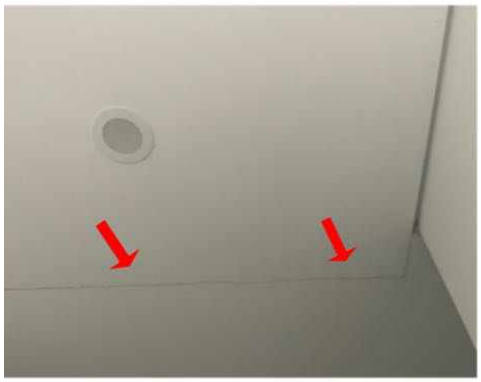
Finding 3.16

Building:	Building 1
Location:	Balcony's
Finding:	Decks and balconies - Calcification or efflorescence
Information:	Calcification or efflorescence caused by water coming from a deck or balcony that occurs on walls below or beside the deck or balcony, or that appears in the mortar joints of the deck or balcony tiling, may be considered a defect if it is due to defective or missing flashings, membrane, a damp proof course DPC or faulty design and needs to be investigated to identify the cause. Activities of others, such as owners watering plants, may also contribute to the efflorescence, which may not be attributed to the work of the builder.

Finding 3.17

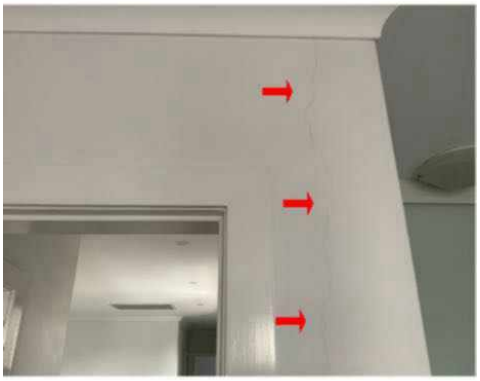
Building:	Building 1
Location:	Some areas
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins. Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

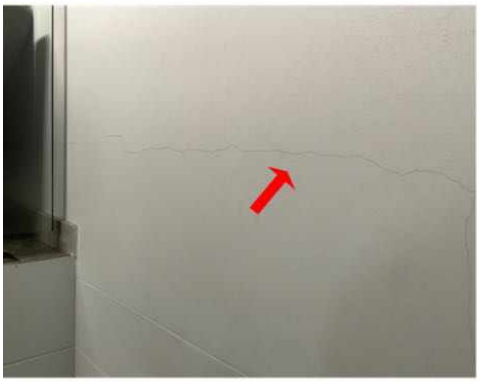




Finding 3.18

Building:	Building 1
Location:	Many rooms
Finding:	Cracks to internal render - Category 1
Information:	It has been observed that many areas of cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit. (See also step cracking defect) Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



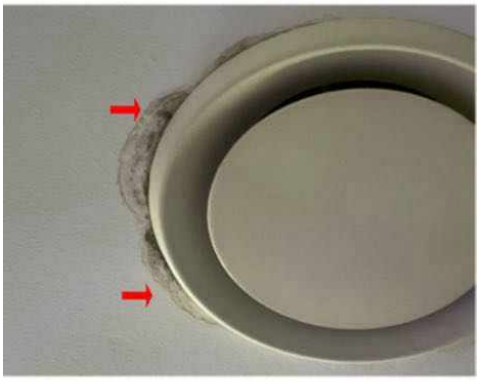


Finding 3.19

Building:	Building 1
Location:	Many internal and external areas
Finding:	Render (external) cracking.
Information:	It has been observed that cracking to some external rendered surfaces. The degree of damage is described as “slight” noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width. Always contact your building inspector should cracks widen, lengthen, or become more numerous.

Finding 3.20

Building:	Building 1
Location:	Exterior balcony eaves
Finding:	Mould - Present to internal ceilings
Information:	Where evidence of mould growth was noted to many ceilings, there may be environmental, biological or health issues associated with the report. See air conditioning condensation and external sealant defects in this report.



Finding 3.21

Building:	Building 1
Location:	Roof Void
Finding:	Insulation - Missing in some areas
Information:	Upon inspection of the roof void it was noted that insulation is not present to some roof void areas.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

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:	Building 1
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a 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 should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, no durable notice was evident and it appeared as though no chemical termite management system has been installed, with no evidence to suggest preventative works taking place since the property was built. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with a 'chemical' application. It is recommended that obtaining such advice be a short-term priority.

Finding 6.02

Building:	Building 1
Location:	Exterior walls
Finding:	Slab Edge - Exposure
Information:	An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures. If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans. Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician

- Licensed Plumber

- Structural Engineer

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

D5 Conclusion - Assessment of overall condition of property

- SUMMARY

This 2015/2016 built building, compared to others of a similar age and construction, appears to be in fair condition.

The safety issues needing urgent attention are a follows -
1. Loose electrical wiring
2. Loose rear cladding need urgent attention

Both the front balcony overhead verandah structure and apparent substandard roof areas need evaluation by a structural engineer. The similar verandah structure on the neighbouring verandah collapsed in recent years.

There are major defects requiring repair to prevent further damage -
1. Rising damp in lower rooms
2. Air conditioning condensation in many vents and roof void areas
3. Missing left wall flashing
4. Apparent failed waterproofing in both balconies.

There are minor defects and maintenance issues that will require attention and remedial maintenance. Left unmanaged, some of these defects may become costly in the future and develop into more major defects over time.

Please be aware that limitation's did affect the inspection with some areas of personal items, furniture, solar panels, wall cladding, insulation etc meant some areas were inaccessible.

TIMBER PEST SUMMARY

Due to the degree of risk of subterranean termite infestation, we strongly recommend that a full 'chemical' termite management system be installed to the property. Also inspections in accordance with Australian Standards
AS 4349.3 or AS 3660.2:2017 is conducted at this property not exceeding 12 months (or as otherwise recommended by the pest control company installing the system).

No evidence of annual inspections or a termite barrier were evident.
The client should check the original building documents for evidence of a termite barrier installed. Book your local pest inspector in to carry out regular inspections to adhere to the warranty

Note: Regular inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.mln an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a tapping device, visual assessment of materials affected by moisture or signs of deformity, mud trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.
Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation.
Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.
Please be aware evidence of termites, including damage, may be present to concealed and inaccessible timbers, and would only be found if exposed by invasive means.

THE FOLLOWING ITEMS ARE HIGHLY RECOMMENDED WHERE APPLICABLE:
- Install a Post-Construction Chemical Termite management system to the property (consult a suitably qualified termite expert for advice).
- Book your local pest inspector in to carry out regular termite inspections
- Remove, replace or treat any non-treated timbers in direct contact with the ground
- Clean and flush out blocked guttering regularly.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Justin Blake on: 0435 182 122

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Building 1
Location:	Pictured areas
Finding:	Safety Hazards and Major defects require immediate rectification
Information:	All safety hazards should be rectified immediately as a matter of urgency as leaving these unattended may result in severe injury. All major defects should be rectified immediately as a matter of urgency. Leaving these major defects unmanaged will lead to further deterioration of structural elements which may become safety hazards. The rectification of all minor defects in this report should be conducted as soon as possible, as leaving these unmanaged may lead major defects and/or safety hazards in the future. "AS 4349.1 - 2007 Inspection of buildings Part 1: Pre-Purchase inspections-Residential buildings", defects are classified accordingly within this report: Safety Hazard - A defect or observed item that may constitute a present or serious safety hazard. Major Defect - A defect of sufficient magnitude where rectification has to be carried out to avoid unsafe conditions, loss of utility or further deterioration of the property. Minor Defect - A defect other than a major defect

Noted Item

Building:	Building 1
Location:	All External Areas
Finding:	Additional Photos - Obstructions and Limitations of EXTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of external areas 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:	Building 1
Location:	All Internal Areas
Finding:	Additional Photos - Obstructions and Limitations of INTERNAL AREAS
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of Internal areas 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: Building 1

Location: All Roof cavity areas

Finding: Additional Photos - Obstructions and Limitations of the ROOF CAVITY

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of roof cavity areas 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 if applicable. A re-inspection is recommended once the areas are made accessible.

The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, these areas were not accessible.

Noted Item

Building: Building 1

Location: Bathrooms and laundry

Finding: Waterproofing membranes - Information Only

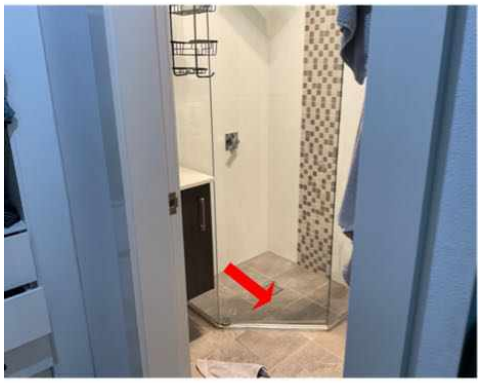
Information: Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the

relevant information including;

- Membrane used and Manufacturers Specifications. - The Installer and Installation Certification.

With older propertys where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



Noted Item

Building:	Building 1
Location:	Verandahs
Finding:	Elevated structure inspections
Information:	Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you MUST have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment

has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes the elevated verandahs and handrails that show water damage dareas and appear to have failed waterproofing membranes.

Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

	particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003* . This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.