



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

## Building and Timber Pest Inspection Report

Inspection Date: Fri, 30 Jan 2026

Property Address: Unit 1/33 Windermere Ave, NORTHMEAD,  
NSW, 2152, 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: Fri, 30 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: Unit 1/33 Windermere Ave, NORTHMEAD, NSW, 2152, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Todd Slaughter Ph: 0404 905 087  
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Company Name: Jim's Building Inspections Glenmore Pak

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Company Address and Postcode: Glenmore Park 2745

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Company Email: Glenmorepark@jimsbuildinginspections.com.au

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Company Contact Numbers: 0404 905 087

## 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: To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive of any damages identified in this inspection report.

The report was commissioned for the sole use of the "Client" and the 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 entirely at their own risk.

This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely. Should you have any difficulty in understanding anything contained within this report, then you should contact the inspector and have the matter explained to you prior to

acting on this report.

## Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

## Section B General

### General description of the property

Building Type	Residential, Townhouse
Company or Strata title	Yes
Floor	Slab on ground, Suspended Timber Frame, Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	East
Other Building Elements	Garage, Party Walls, Retaining Walls, Fence - Fabricated Metal Fence, Driveway, Footpath
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Floorboards, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Three Storey
Walls	Brick Veneer (Timber Framed), Light Weight Wall Clad
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Roof Void - Part
- Roof Exterior - First Floor Only
- The Site
- Trees
- 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.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Site - 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
- Ceiling linings
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Pets
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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:	Garage > Lower-Ground Level
Finding:	Smoke Detectors and Alarms
Information:	A smoke alarm installed within the garage was noted to have a cover fitted that stated it should be removed, as the alarm would not operate correctly with the cover in place. The presence of this cover may impair the function of the smoke alarm and reduce its effectiveness in detecting smoke. Assessment of smoke alarm compliance and correct installation is outside the scope of this inspection; however, given the potential safety implications, it is recommended that a licensed electrician be engaged to inspect all smoke alarms, remove any incorrect covers, and confirm that the system is installed, operating and compliant with the relevant requirements.



#### Finding 1.02

Building:	Main Building
Location:	All Areas > Upstairs
Finding:	Safety hazard - Window restrictors.
Information:	At the time of inspection, window restrictors were not present on one or more openable windows in the second-level.

In multi-storey dwellings, window restrictors are an important safety measure designed to limit the opening distance of windows, particularly where the window sill height is low and there is a risk of falling.

The absence of window restrictors in this location presents a potential fall hazard, especially for children or vulnerable occupants.

It is recommended that a licensed window installer or builder be engaged to assess

the windows and install compliant restrictors where required.

This issue should be rectified as a priority to ensure occupant safety





### Finding 1.03

Building:	Main Building
Location:	Ensuite > Upstairs
Finding:	Shower Screen - Safety Hazard.
Information:	The shower screen to the ensuite bathroom was noted to impact the front of the toilet during normal operation at the time of inspection. This condition indicates inadequate clearance and/or incorrect installation of the shower screen and presents a safety hazard, as contact during operation may result in damage to the screen, toilet fixture, or injury to occupants. Continued use in this condition may also lead to glass breakage or loosening of fixings over time.

It is recommended that a suitably qualified glazier or contractor be engaged to adjust,

reposition or modify the shower screen to provide adequate clearance and ensure safe operation. This matter should be addressed as a priority due to the safety risk.



## Major Defect

No evidence was found

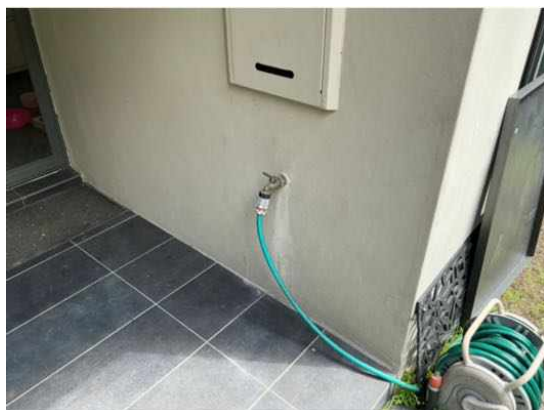
## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: Alfresco > Rear  
 Finding: Water leak - External  
 Information: Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.



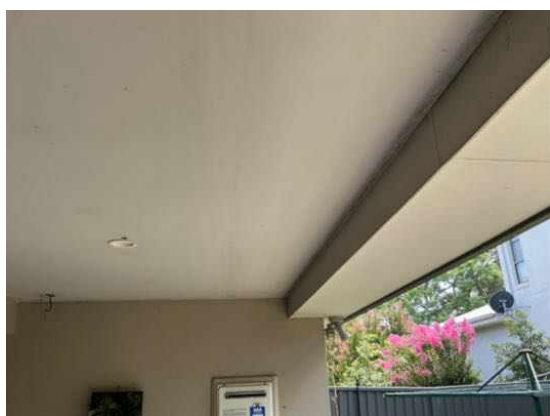
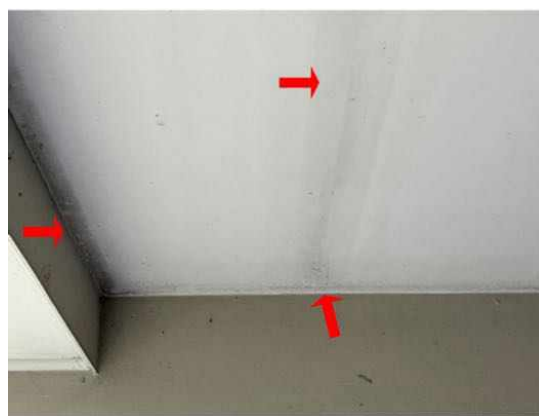
### Finding 3.02

Building:	Main Building
Location:	Alfresco > All Areas
Finding:	Mould on alfresco ceiling
Information:	Mould growth was noted along the plaster setting lines to the alfresco ceiling at the time of inspection. This type of mould formation commonly occurs where moisture affects the plaster setting compounds, which are more porous than the surrounding plasterboard surface and therefore more susceptible to moisture absorption. Alfresco areas are particularly prone to this condition due to exposure to humidity, condensation and wind-driven moisture. The pattern of mould growth along the setting lines suggests that the surface may not have been adequately prepared or sealed prior to painting.

Where setting compounds are not properly sealed or primed, moisture can permeate into the plaster, creating conditions conducive to mould growth. The application of a suitable sealing or oil-based primer prior to painting is generally required to isolate the setting compound, reduce moisture absorption and minimise the risk of mould reoccurrence.

It is recommended that the affected areas be cleaned, treated for mould, appropriately sealed with a suitable primer and repainted to reduce the likelihood of ongoing mould formation.





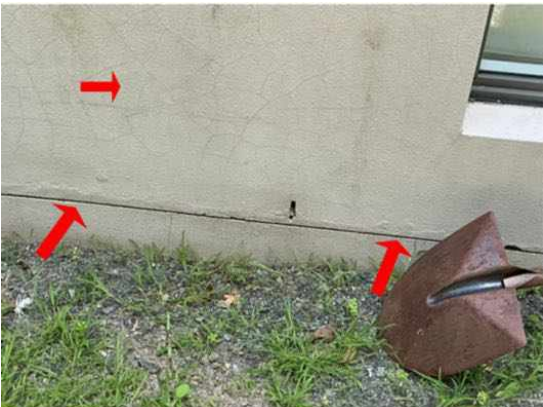
### Finding 3.03

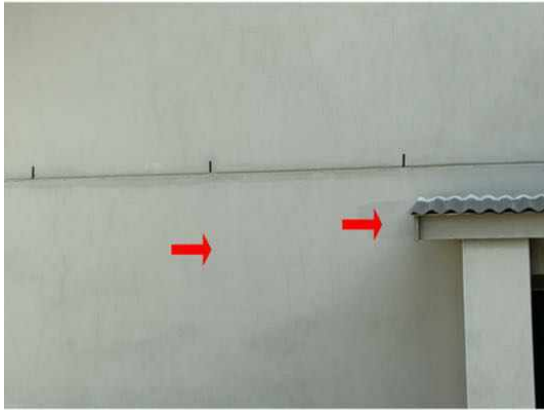
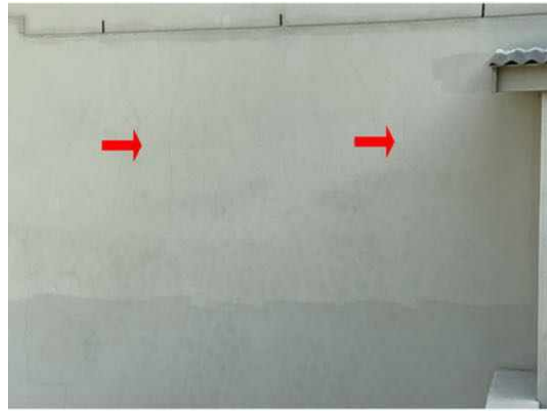
Building:	Main Building
Location:	Alfresco > All Areas
Finding:	Surface - Holes alfresco ceiling
Information:	Two circular penetrations were noted to the alfresco ceiling immediately outside the sliding doors at the time of inspection. Low-voltage cabling was observed hanging through these openings, and the penetrations had not been sealed or finished. These unsealed openings detract from the presentation of the alfresco area and may allow insects, dust and debris to enter the roof void. The condition represents incomplete finishing work and does not reflect acceptable workmanship standards. It is recommended that a suitably qualified contractor be engaged to terminate the cabling correctly and patch, seal and make good the ceiling linings to restore a complete and neat finish.



### Finding 3.04

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Surface - Marked
Information:	The external walls were noted to contain numerous surface marks, and hairline cracking was visible through the finish coatings at the time of inspection. These conditions are generally consistent with normal ageing, minor building movement and exposure to the elements for a dwelling of this age. The cracking observed was minor in nature and does not indicate a structural concern; however, it detracts from the overall presentation of the building. These items are noted as appearance-related conditions only and may be addressed as part of routine maintenance or future repainting at the client's discretion.





### Finding 3.05

Building:	Main Building
Location:	Exterior wall > Rear
Finding:	Surface - Chipped
Information:	A small section of render was noted to be missing from the rear external wall above the flashing to the lower roof at the time of inspection, with the plastic setting beads visible through the affected area. The damage is likely the result of minor cracking associated with movement or possible physical impact. While the defect is localised, the exposed substrate detracts from the presentation of the façade and may allow moisture ingress and further deterioration of the render system if left unaddressed. It is recommended that a suitably qualified renderer be engaged to reinstate the missing render and restore a uniform and weather-resistant finish to this area.



### Finding 3.06

Building:	Main Building
Location:	Alfresco > Rear
Finding:	Flyscreens - Damaged
Information:	The flyscreen fitted to the sliding door between the living area and the alfresco was noted to contain damage around the handle area and at the bottom left corner at the time of inspection. The damage appears consistent with physical impact and has compromised the integrity and appearance of the flyscreen.

While the defect does not affect the operation of the sliding door itself, the damaged flyscreen reduces functionality and detracts from the presentation of the opening. It is recommended that a suitably qualified contractor be engaged to repair or replace the damaged flyscreen to restore proper function and appearance.



### Finding 3.07

Building:	Main Building
Location:	Living Room > Rear
Finding:	Window head sagging
Information:	The head reveal and architrave above the rear sliding door were noted to sag at the centre at the time of inspection. This condition is likely the result of inadequate fixing or support during installation, causing the trim to deflect over time. The sagging detracts

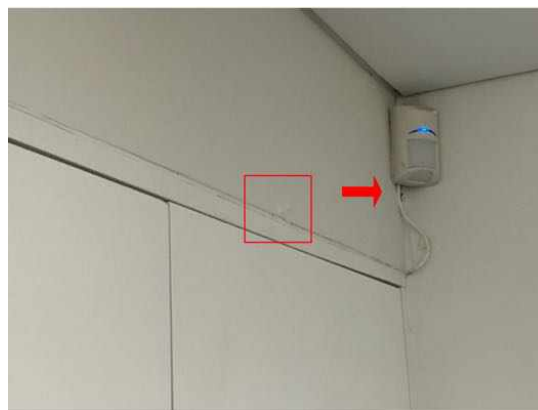
from the presentation of the opening and may worsen if left unaddressed. It is recommended that a licensed carpenter be engaged to straighten, adequately support and securely refix the head reveal and architrave to restore proper alignment and finish.



### Finding 3.08

Building:	Main Building
Location:	Entry > Front Left
Finding:	Incomplete patching above joinery in dining room.
Information:	Substandard patching and painting were noted to the wall area above the joinery located to the left of the front entry door at the time of inspection. The finish was uneven and inconsistent, indicating inadequate preparation and painting following patch repairs. This condition detracts from the presentation of the area and does not reflect acceptable workmanship standards. It is recommended that the affected area be properly prepared, patched and repainted to achieve a uniform and compliant finish.





### Finding 3.09

Building:	Main Building
Location:	Kitchen > Centre
Finding:	Building element - Not operating cooktop
Information:	The centre burner of the gas cooktop was not igniting at the time of inspection, while all other burners were operating correctly. This condition indicates a fault with the ignition system or gas delivery to the affected burner and limits the full functionality of the appliance. It is recommended that a licensed plumber or suitably qualified gas fitter be engaged to further assess the cooktop, identify the cause of the fault and carry out any necessary repairs to restore proper operation.

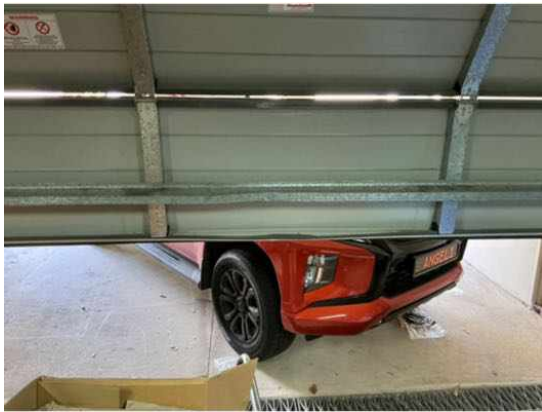


### Finding 3.10

Building:	Main Building
Location:	Garage > Lower-Ground Level
Finding:	Garage door - Damage
Information:	Impact damage was noted to the centre of the garage door at the time of inspection. The damage appears consistent with physical impact and detracts from the presentation of the garage door.

While the impact damage did not appear to affect the operation of the door at the time of inspection, continued use may lead to further deterioration if not addressed. It is

recommended that a suitably qualified contractor be engaged to assess the extent of the damage and carry out repairs or replacement as required to restore the door's appearance and functionality.



### Finding 3.11

Building:	Main Building
Location:	Laundry > Lower-Ground Level
Finding:	Tiles - Cracked
Information:	Multiple tiles within the laundry, located to the left of the garage, were noted to contain hairline cracking at the time of inspection. The cracking observed appears consistent with minor movement and is commonly associated with shrinkage or differential movement of the substrate. While the cracking is currently minor and does not appear to affect the structural integrity of the floor, it detracts from the presentation and may worsen over time if movement continues. It is recommended that the affected areas be monitored and, if the cracking progresses or tiles become loose, a suitably qualified tiler be engaged to further assess and carry out repairs as required.

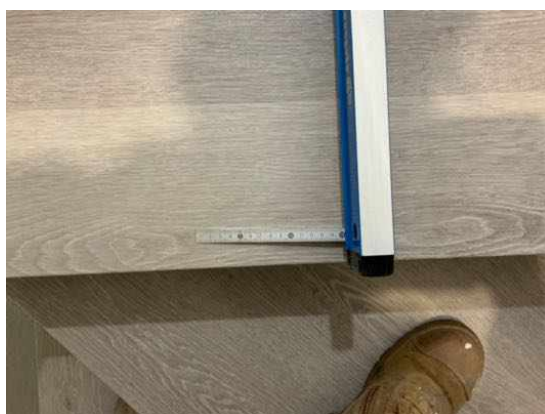


### Finding 3.12

Building:	Main Building
Location:	Stairs - Internal > Centre
Finding:	Flooring - Uneven
Information:	The flooring at the top of the internal staircase was noted to deviate underfoot at the time of inspection. When measured with a 1.8-metre straightedge, the floor was observed to deviate by approximately 15 mm over this length. Information provided by the current owner, who was present at the time of inspection, indicated that new floor coverings had recently been installed and previously laid carpet had been removed. The installation of floating floorboards in this area has accentuated both the visible and physical nature of the deviation.

The condition is most likely the result of incorrect set-out or alignment of the subfloor framing members during the original installation, rather than recent movement. No evidence was observed to suggest subsidence or significant structural movement, with surrounding building elements not displaying associated signs of footing or foundation movement.

While not considered a structural failure, the deviation exceeds typical expectations for floor levelness. It is recommended that a suitably qualified builder or carpenter be engaged to further assess the subfloor framing and determine appropriate rectification options.



### Finding 3.13

Building:	Main Building
Location:	Hallway > Upstairs
Finding:	Floor squeaking.
Information:	A minor floor squeak was noted at the entry to the ensuite from the bedroom at the rear right side on the upper level. The squeak was isolated to a small area in the centre of the doorway opening and is likely the result of inadequate fixing of the substrate or floor sheeting to the supporting framing beneath.

While the condition is localised and not considered a structural concern, it affects the amenity and quality of the finished floor. It is recommended that a suitably qualified

carpenter be engaged to further investigate the area and provide additional fixing as required to eliminate the squeak.



### Finding 3.14

Building:	Main Building
Location:	Bedroom and bathroom. > Upstairs
Finding:	Door handle - Not latching
Information:	It was noted that the rear left bedroom and bathrooms door handles were not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.





### Finding 3.15

Building:	Main Building
Location:	Ensuite > Upstairs
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant was missing from the back of the vanity in the ensuite bathroom.

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 should be appointed to complete these works as soon as possible



### Finding 3.16

Building:	Main Building
Location:	Ensuite > Upstairs
Finding:	Shower Damp - Elevated Moisture
Information:	Elevated moisture readings were obtained around the water point at the time of inspection. Moisture readings obtained in other areas of the shower enclosure were within normal relative ranges, indicating that the moisture issue is localised to the water point rather than a broader waterproofing failure.

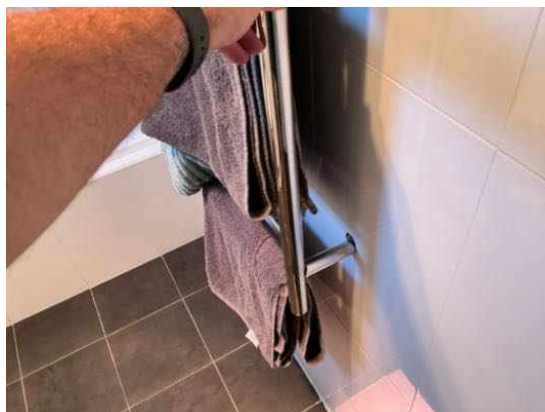
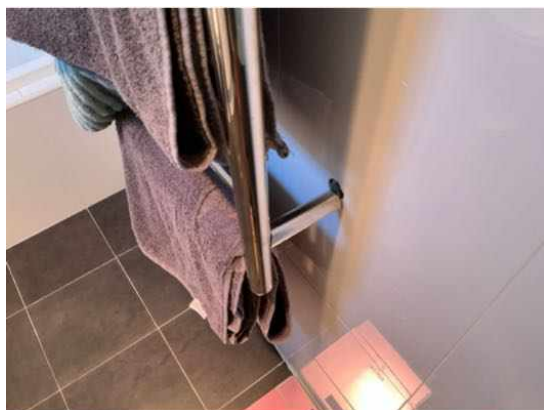
The condition is likely the result of a slow leak where the shower head fixture connects to the water point, or inadequate sealing applied where the water point penetrates through the tiled wall surface. While no active leak was observed during the inspection, ongoing moisture ingress at this location may lead to deterioration of concealed building elements if not addressed.

It is recommended that a licensed plumber be engaged to inspect the shower outlet, rectify any leaks identified and reinstate compliant sealing around the penetration.



### Finding 3.17

Building:	Main Building
Location:	Bathroom > Upstairs
Finding:	Fitting or fixture - Loose
Information:	The heated towel rail within the main bathroom was noted to be loose and to wobble under light hand pressure at the time of inspection. This condition indicates inadequate fixing to the wall substrate and may result in further loosening, damage to wall linings, or failure of the fixture if not rectified. It is recommended that a suitably qualified electrician or contractor be engaged to securely refix the heated towel rail in accordance with the manufacturer's installation requirements to ensure safe and stable operation.



### Finding 3.18

Building:	Main Building
Location:	Bathroom > Upstairs
Finding:	Tiles - Cracked or damaged.
Information:	Cracking was observed to a wall tile located above the bathroom entry door at the time of inspection. The cracking is likely the result of minor movement applying pressure to a vulnerable tile that has been cut around the door architraves. Where adequate clearance is not provided between the tile edge and the architrave, normal building movement can transfer stress directly into the cut tile, which is more susceptible to cracking than an uncut tile. This condition indicates insufficient allowance for movement at the tile-to-architrave junction. It is recommended that a suitably qualified tiler be engaged to remove and replace the cracked tile, and to ensure appropriate clearances and flexible sealing are provided around the architrave to accommodate movement and prevent recurrence.



**Finding 3.19**

Building: Main Building  
 Location: Roof Void > All Areas  
 Finding: Insulation - Inadequate  
 Information: Upon inspection of the roof void it was noted that insulation had been removed from the intended spacing between the bottom cords of the roof trusses and stock piled within the roof void.

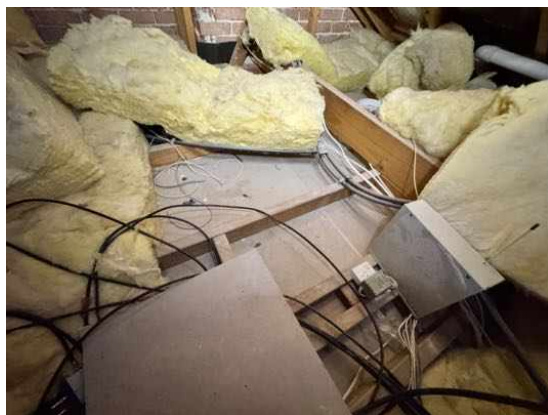
Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter.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

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.





## 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:	All Areas > All Areas
Finding:	No Evidence of Termite Management System.
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, as such systems are highly effective in reducing the risk of termite attack to timber building elements throughout the dwelling. At the time of inspection, no durable notice was observed within the dwelling indicating the installation of any termite management system, treatment or barrier.

In the absence of a visible durable notice and supporting documentation, it could not be confirmed that any termite management system has been installed to the property. It is recommended that a licensed pest control contractor be engaged to provide further advice regarding suitable termite management options and to install an appropriate system as required, with a compliant durable notice to be placed within the switchboard upon completion. This matter should be addressed as a short-term priority.



## Finding 6.02

Building:	Main Building
Location:	All Areas > All Areas
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.





### Finding 6.03

Building:	Main Building
Location:	Yard - Back > Centre
Finding:	Timber on ground / conducive conditions to termite damage.
Information:	At the time of inspection, the timber deck framing located in the rear yard were found to have a number of components in direct contact with the ground. This condition is considered conducive to timber pest activity, particularly termite attack and fungal decay, as it provides a moisture-retaining environment and concealed access to timber elements.

Timber components that are embedded in or resting directly in or on the ground are highly susceptible to degradation due to constant exposure to moisture and organic

material. Ground contact also obstructs visual inspection of the lower sections of the stringers, increasing the risk of undetected pest ingress or decay.

A licensed contractor should be engaged to modify the deck construction to ensure that all timber components are adequately elevated above ground level. Suitable measures include the use of galvanised steel stirrups or concrete footings to provide a physical separation between the timber and soil. All timber should be appropriately treated for external use and maintained in accordance with durability requirements.



### Finding 6.04

Building:	Main Building
Location:	Yard - Back > Rear,Rear Right,Front Right
Finding:	Garden Beds - Conditions Conducive to Termites.
Information:	Garden beds were located at the rear and right hand side of the property in close proximity to the external walls.

These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.

Garden beds against buildings or fences as a condition conducive to timber pest activity. The increased moisture retention and concealment of inspection zones may

facilitate undetected termite entry or contribute to fungal decay in nearby timber elements.

It is recommended that a licensed landscaper or builder be consulted to review the layout of garden beds and modify them as needed to reduce moisture accumulation and improve visibility of building perimeters.



### Finding 6.05

Building: Main Building  
Location: Alfresco > Rear  
Finding: Water leak - External

Information: Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.



### Finding 6.06

Building: Main Building

Location: All Areas > All Areas

Finding: Bridging or breaching of termite barriers - adjacent internal flooring - stored items.

Information: At the time of inspection, various stored items were observed placed directly against the external walls on the rear and right side external walls of the dwelling, obstructing visibility of the slab edge, weep holes, and lower brickwork. The placement of these materials bridges the termite inspection zone, creating a potential concealed entry point for subterranean termites.

Stored items such as timber, containers, and other materials in contact with the wall may allow termites to bypass physical or chemical termite barriers and enter the structure undetected. These obstructions also prevent effective visual inspection of critical areas where early signs of termite activity would typically be detected.

It is recommended that all items be removed from the base of the external wall, and that a clear and continuous inspection zone be reinstated in accordance with termite management best practices. Ongoing maintenance of this inspection zone is essential for preserving the effectiveness of any existing termite protection system.



**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

- As identified in summary and defect statements
- Registered/Licensed Builder
- Licensed Plumber specialising in Gas
- Licensed Plumber
- Licensed Electrician

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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- Building Summary

The building compared to others of a similar built of age of construction appears to be in fair condition. It contains safety hazards, minor defects and minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these minor defects may become costly in the future and develop into more major defects over time.

It is strongly advised that all minor defects along with any maintenance advise provided are actions to prevent these defects from escalating into major defects or safety hazards.

The rating for the risk of undetected building defects is therefore High.

#### SAFETY HAZARDS

- Missing window restrictors to upper level windows.
- Shower screen impacting toilet pan in ensuite.
- Smoke alarm dust cover still installed in garage.
- Cracked glass to front .

#### TERMITE AND TIMBER PEST INSPECTION

The inspection identified several conditions conducive to timber pest activity, including areas of elevated moisture, timber elements in ground contact, stored items against the external walls and unexposed slab edges. These findings indicate the need for corrective works to reduce favourable

conditions for timber pests.

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.

In 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.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

The following items are highly recommended where applicable:

- Remove, replace or treat any non-treated timbers in direct contact with the ground.
- Repair and monitor any areas of excessive moisture.
- A roofing contractor or use of drone is advised to review the areas of the roof where the building inspector was not able to access at the time of the inspection.
- Regular inspections every 6-12 months (or as advised by the termite management system installer)

For further information, advice and clarification please contact Todd Slaughter on: 0404 905 087

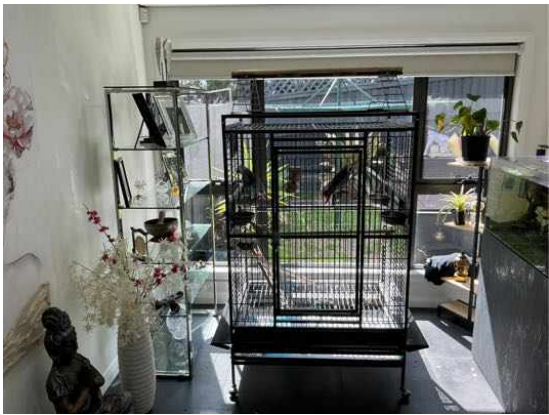
## Section D Significant Items

The following items were noted as - For your information

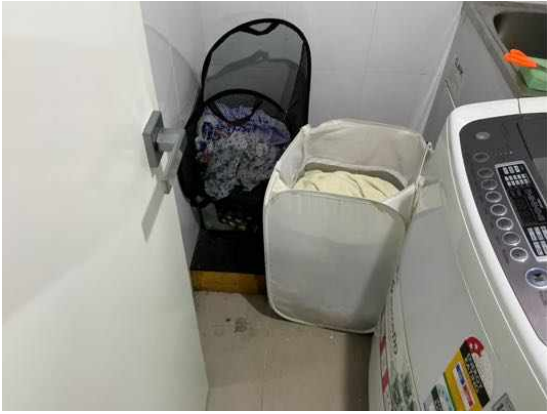
### Noted Item

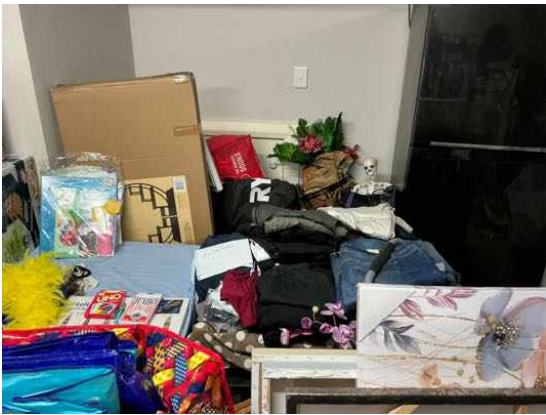
Building: Main Building  
Location: All Areas > All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can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



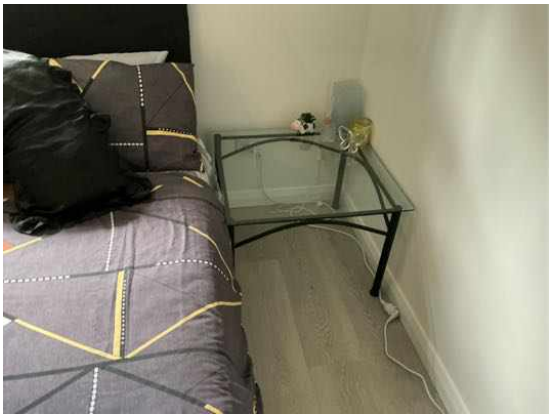












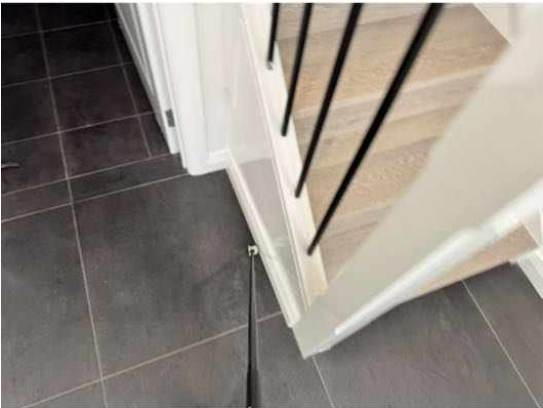
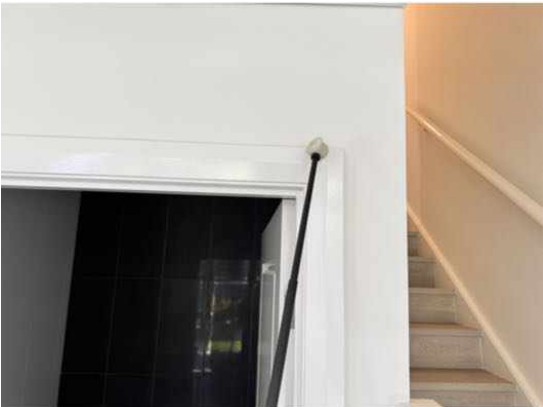
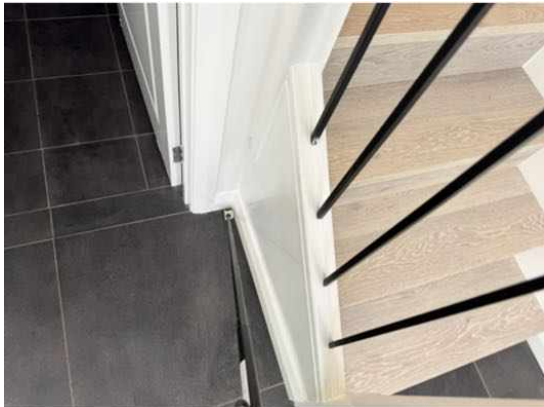


Noted Item

Building: Main Building  
Location: All Areas > All Areas  
Finding: For information only - tap testing.  
Information:

As part of this timber pest inspection, accessible internal timber elements such as architraves, skirting boards, door jambs, and window reveals were tap-tested using a standard timber sounding tool. This method is used to identify areas that may be affected by termite activity or internal deterioration not visible on the surface.

Photographs have been included for reference to illustrate areas where tap testing was carried out. Please note that this is a non-invasive inspection, and where elements are obstructed, painted, or covered, accurate assessment may be limited.

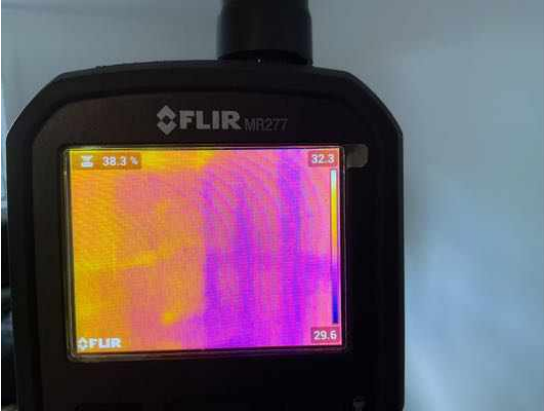
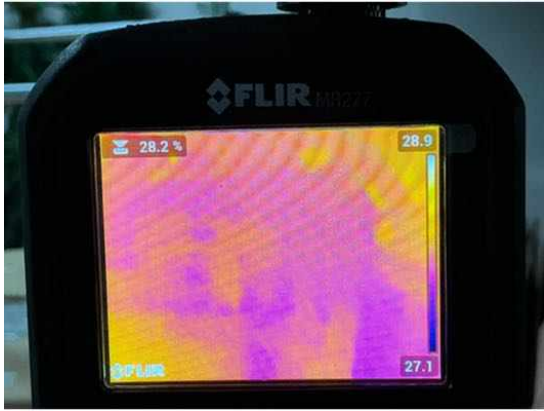


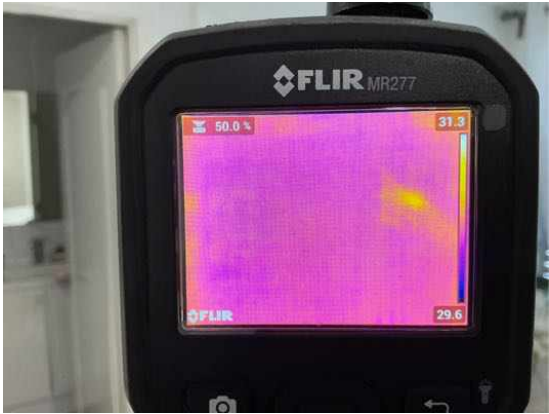
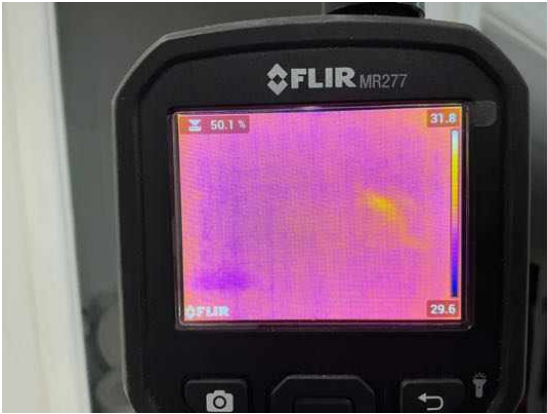
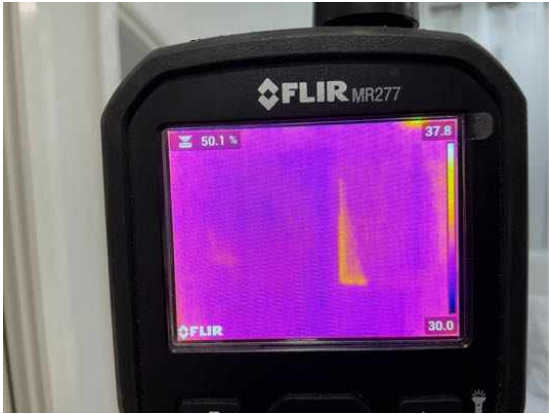
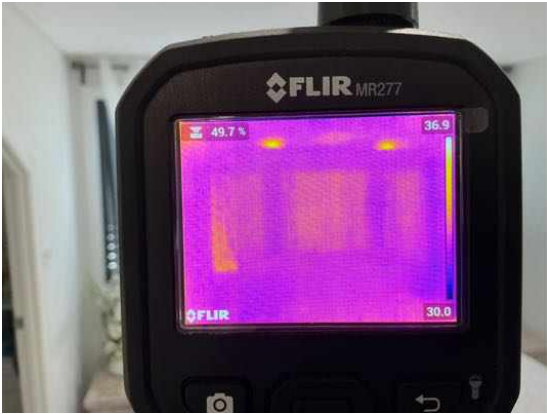
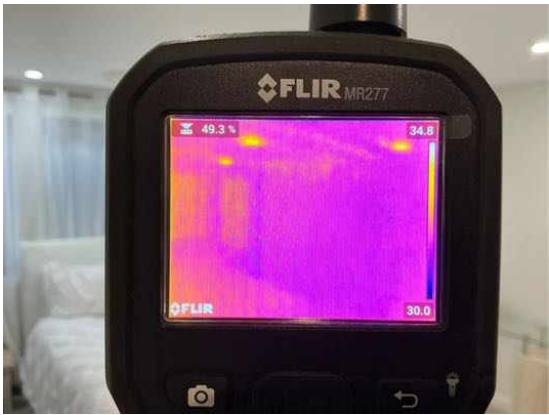
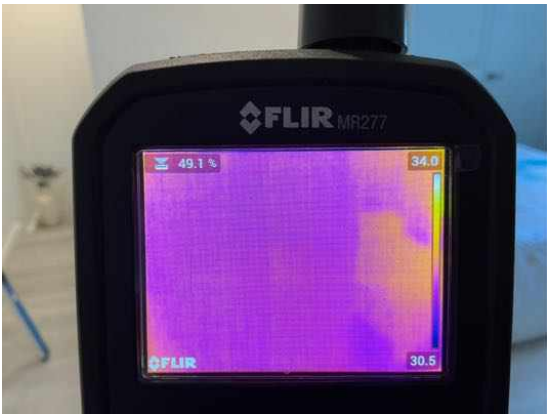


**Noted Item**

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: For your information-Thermal camera.  
 Information: AS 3660.2:2017 is the recommendation for the carrying out of 'Additional Tests' using specialist non-destructive tools:

A thermal imaging inspection was carried out throughout the interior of the house using a Flir MR277 thermal camera. No thermal anomalies were noted that would be consistent with any current termite activity.







### Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: For your information.  
 Information: Cabinetry plumbing - No leaks evident

All cupboards where sinks and basins with drainage plumbing were inspected and no evidence of leaks were present at the time of inspection. No leaks to the drainage pipes in the subfloor was evident at the time of inspection.

If damp or wet conditions do occur there are many consequences including the development of fungal decay and/or wood rot, swelling or water damage to building materials.

For your information only no remedial works are required at the time of inspection.

NOTE: Please be aware that although cupboards have had a thorough inspection, obstructions in cupboards may conceal potential water damage, prevent a full inspection and conditions can change after the initial inspection was carried out, therefore damage may be found after obstructions are removed.





### Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: Plumbing and Electrical  
 Information: All gas appliances need to be serviced and maintained in good order.

Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.

It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend all other installations be checked also.

Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.









**Noted Item**

Building: Main Building  
 Location: Hallway > Upstairs  
 Finding: Air conditioning - For your information.  
 Information: The ducted air-conditioning indoor control module was observed to display the message “filters cleaning” during normal operation at the time of inspection. The system appeared to be operating and providing conditioned air as intended at the time. This item is noted for the information of the client only, as no functional fault was identified during the inspection; however, it is recommended that the owner monitor the system and seek further advice from a suitably qualified air-conditioning technician if the message persists or system performance is affected.





## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.