



Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 38 Ross St, Gladesville NSW 2111, Australia



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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

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

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Original Inspection Date Wed, 18 Feb 2026

Modified Date Thu, 19 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 38 Ross St, Gladesville NSW 2111, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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:

- Inspection Type & Standard: This is a combined building and timber pest (termite) inspection completed in general accordance with AS 4349.1 (Building Inspections) and AS 4349.3 (Timber Pest Inspections), limited to the scope and access available at the time of inspection.

- **Visual & Non-Invasive Assessment Only:** The inspection is visual and non-invasive. No destructive testing was performed. Wall linings, ceilings, floors, insulation, sarking, fixed cabinetry, tiles, waterproof membranes, and other concealed areas were not removed or opened up.
- **Accessible Areas Only:** The inspection was limited to areas that were reasonably accessible at the time. Stored items, furniture, floor coverings, locked rooms, restricted roof voids/subfloors, vegetation, height limitations, wet areas, and tight clearances can prevent adequate inspection.
- **Roof Exterior & Roof Void Limitations:** Roof coverings, flashings, gutters and downpipes are assessed from ground level and accessible points only. Roof void access may be limited by entry size, safety hazards, insulation, sarking, or obstructions. Where access is restricted, findings are based on visible components only.
- **Subfloor / Underfloor Limitations:** Subfloor inspection depends on safe entry and clearance. Dampness, low clearance, debris/storage, vermin, poor ventilation, or safety hazards may restrict access. Areas not entered are excluded from assessment.
- **Moisture, Waterproofing & Leaks:** Waterproofing performance (bathrooms, showers, balconies, planter boxes, roofs) cannot be confirmed by visual inspection alone. Moisture testing, where used, is indicative only and may not detect concealed leaks. Leaks can be intermittent and may not be evident at the time.
- **Services & Appliances Not Fully Tested:** Unless specifically stated, services (electrical, plumbing, gas, heating/cooling), fixed appliances, hot water systems, smoke alarms, pool/spa equipment, pumps, irrigation, alarms/intercoms and similar items are not comprehensively tested. Specialist testing is recommended where concerns exist.
- **Drainage & Stormwater:** Underground drainage and stormwater systems are not fully verifiable without specialist testing (e.g., CCTV). Performance may vary with rainfall intensity and site conditions.
- **Timber Pest Scope:** The timber pest inspection covers visible and accessible timber elements only. It aims to identify evidence of active termites, termite workings, and timber pest damage, as well as conditions conducive to attack. Absence of visible evidence is not a guarantee that termites or timber pests are not present in concealed areas.
- **Termite Risk & Conducive Conditions:** Termite risk can be influenced by moisture, landscaping, stored timber, bridging of barriers, subfloor/roof ventilation, plumbing leaks, and adjacent structures. Where conducive conditions are present, the risk of concealed termite activity increases.
- **Termite Management Systems:** Where termite barriers or management systems are present (physical/chemical/reticulation), the inspection does not certify their installation, design, continuity, or current effectiveness. Confirmation should be obtained from installation documentation, durable notices, and/or a licensed pest controller.
- **No Compliance Certification:** This inspection is not a code compliance audit and does not certify compliance with the NCC, Australian Standards, council approvals, or manufacturer requirements. Compliance matters should be referred to the relevant certifier/PCA or licensed specialist.
- **Concealed Defects & Future Changes:** The report reflects conditions at the time of inspection only. Defects may exist that are concealed, intermittent, seasonal, or develop after inspection due to movement, weather, maintenance, or occupancy changes.

- Health & Safety Hazards: Some hazards (asbestos-containing materials, lead paint, mould species identification, air quality, chemical contamination) are outside the scope of a standard building and pest inspection unless specifically commissioned.
- Recommendations & Specialist Advice: Where issues are noted (structural movement/cracking, dampness, leaks, electrical/plumbing concerns, termite activity/damage), further investigation and advice from suitably qualified/licensed trades or specialists is recommended.
- Maintenance & Ownership Responsibilities: Ongoing maintenance is essential. The report should not be relied upon as a guarantee of future performance, durability, or pest-free condition.
- Report Validity: The inspection findings are generally valid for 90 days from the inspection date, as site/building conditions can change.
- Weather & Inspection Conditions: Weather conditions at or around the time of inspection can affect visibility of defects and pest activity (e.g., heavy rain, dry periods, recent cleaning/painting, or pest treatments).

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		✓

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, External Joinery, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Flat, Timber Framed
Storeys	Double
Walls	Brick Veneer, 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
- Interior
- Roof Exterior - Part
- Roof Void - Part
- The Site
- 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 skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Site - Part.
- 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:

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Debris in gutters
- Debris or rubbish
- Decking
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- Evidence of recently painted walls or ceilings
- External concrete or paving

- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Patio
- Pipework
- Porch
- Proximity of perimeter fence to building
- Rugs
- Sarking
- 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: Yard - Front

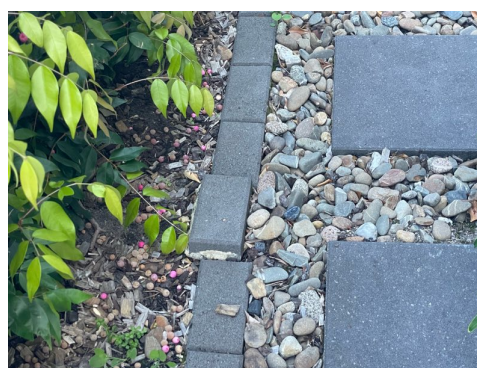
Finding: Trip Hazard Due to Travel Barrier on Ground

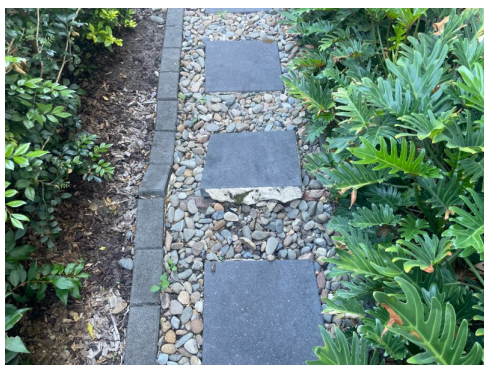
Information: A travel barrier (such as a raised edge, lip, or obstruction) was observed on the ground, creating a potential trip hazard. This feature, if left unaddressed, could cause individuals to trip or stumble when walking through the area.

The barrier may be the result of unfinished construction work, improper installation, or wear and tear over time. If it's an intentional feature (e.g., part of a boundary or threshold), it has not been adequately designed or installed to minimize tripping risks.

A trip hazard presents a safety risk, particularly in high-traffic areas. It could lead to personal injury or falls, which may result in liability issues for the property owner or manager.

It is strongly recommended to contact a properly qualified tradesperson as soon as possible to address this issue. The barrier should be either removed or modified to ensure the surface is level and safe for pedestrian traffic. If the barrier is necessary for design or function, it should be re-engineered to meet safety standards.





Major Defect

Finding 2.01

Building: Main Building

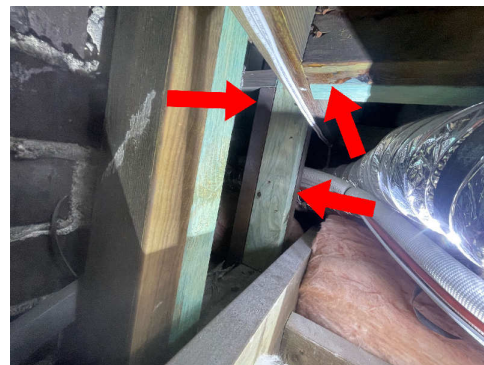
Location: Roof Void

Finding: Evidence of Timber Charring in Roof Cavity

Information: During inspection of the roof cavity, sections of timber framing were observed to exhibit surface charring consistent with previous exposure to heat or fire. The affected members form part of the primary roof structure. In several locations, timber elements appear to have been replaced or locally repaired; however, the extent and structural adequacy of these remedial works could not be verified at the time of inspection.

The presence of charring may result in a reduction of the effective cross-section of timber members and consequently diminish their structural capacity. No engineering certification, building approval, or supporting documentation was provided to confirm that the rectification works comply with relevant structural requirements, including AS 1684, or that the load-bearing capacity of the affected members has been fully reinstated.

Accordingly, this condition is assessed as a major defect due to the potential structural implications, unless the vendor provides adequate documentation demonstrating that the remedial works have been properly designed, assessed, and certified by a suitably qualified structural engineer. In the absence of such evidence, further specialist assessment is warranted to confirm the adequacy and ongoing structural performance of the roof framing system.



Minor Defect

Finding 3.01

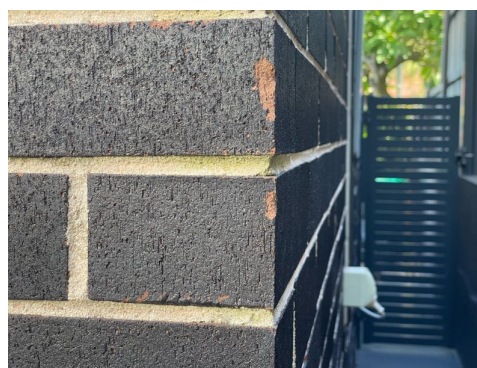
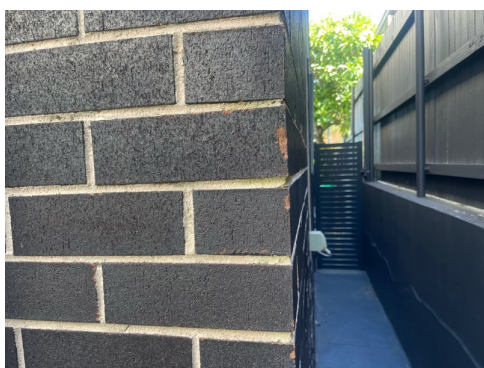
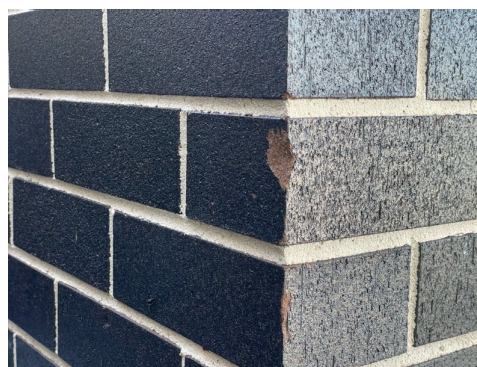
Building: Main Building
Location: Side Elevation
Finding: Surface - Chipped

Information:

The surface of this building element appears to have chipped as a result of general wear and tear. While being an appearance defect, such damage is expected of a property of this age and condition.

Chipped surfaces rarely impede on the structure or functionality of the affected building element and generally only create a blemish on its appearance. Chipped surfaces may be left in situ at client discretion, as no repairs or replacement are necessarily required. However, the client may wish to seek quotations for the cost of refurbishment or replacement of the identified building element.

A qualified bricklayer should be appointed to repair chipped surfaces and replace building elements where major damage has occurred.

**Finding 3.02**

Building: Main Building

Location: All External Areas

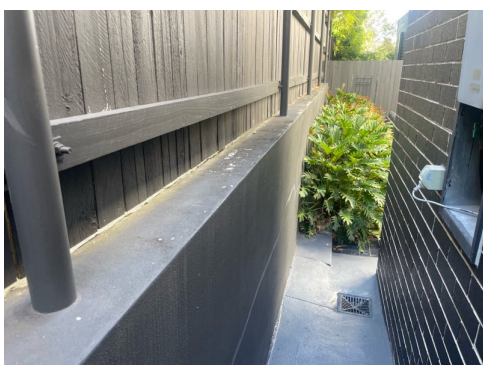
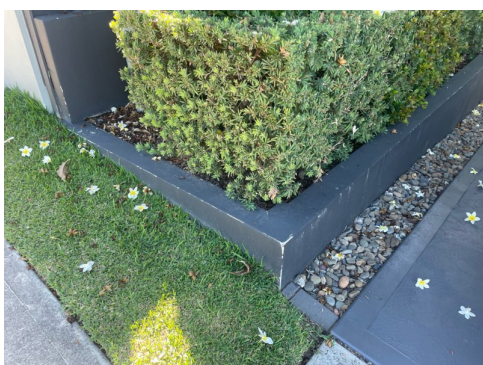
Finding: External painting deteriorated

Information: Much of the external paintwork including but not limited to windows, fascias, guttering, veranda and other external fittings have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.





Finding 3.03

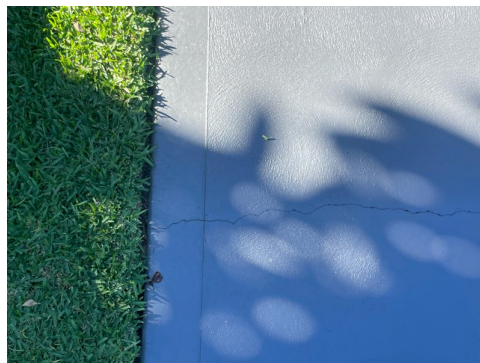
Building:	Main Building
Location:	Driveway / Footpath
Finding:	Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)

Information: Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.04

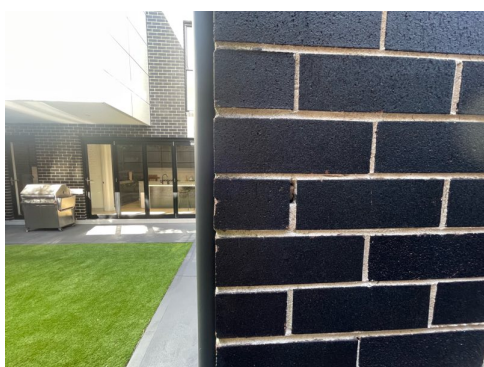
Building: Main Building
Location: Exterior walls - left side
Finding: Brickwork - Deteriorated mortar

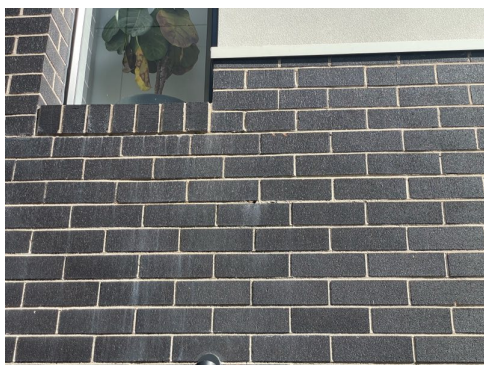
Information:

Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.





Finding 3.05

Building: Main Building

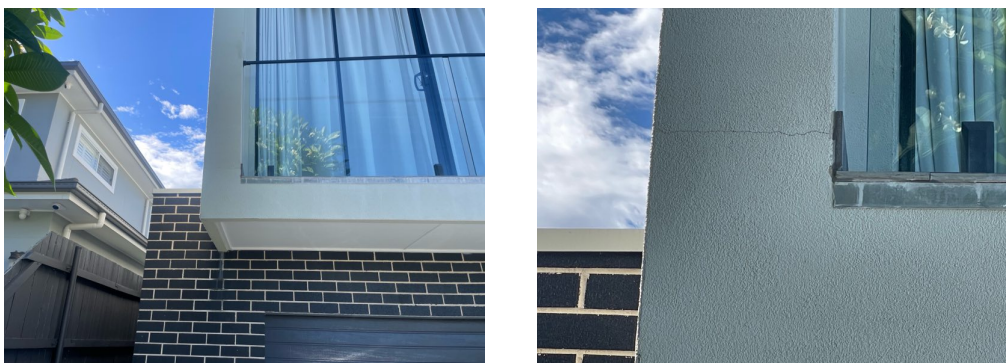
Location: Exterior walls - front

Finding: Fine Crack in External Render

Information: A fine crack has developed in the external render. The crack may be superficial but could potentially allow moisture ingress over time, which might lead to further damage to the render and underlying wall structure.

The crack does not appear to be affecting the structural integrity of the building, but it could allow water penetration, which may cause deterioration of the render or the wall behind it if left unaddressed.

It is recommended that a qualified plasterer or render contractor assess and repair the crack. The crack should be cleaned, sealed, and re-rendered as required to restore the wall's weatherproofing. This repair should be completed prior to handover to ensure the external walls remain fully protected against water damage.



Finding 3.06

Building: Main Building

Location: Yard - Front

Finding: Fencing - Misaligned Post

Information: During inspection, a perimeter fence post was observed to be misaligned and out of plumb along the boundary fence line. The affected post deviates from vertical alignment when compared with adjacent posts, resulting in a minor irregularity in the overall fence line.

The condition appears consistent with minor installation inaccuracy or slight footing settlement following construction. There is no evidence of structural failure or immediate safety concern; however, the misalignment detracts from the visual uniformity of the fence and does not reflect a reasonable standard of finish.

This matter is considered a minor defect associated with substandard workmanship. Monitoring is recommended, and rectification may be undertaken by the responsible contractor to restore vertical alignment and maintain consistency with adjoining fence posts.



Finding 3.07

Building: Main Building

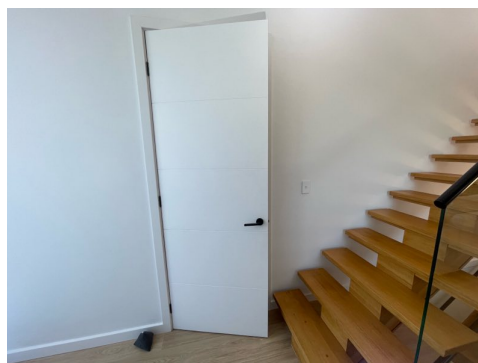
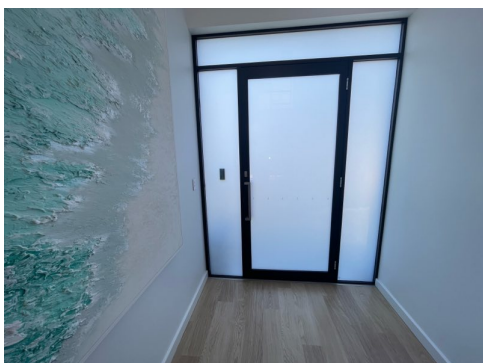
Location: Entree / Garage/ Laundry

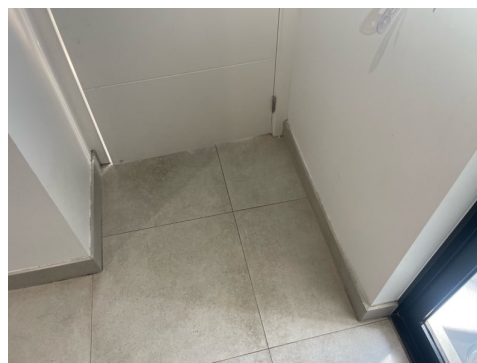
Finding: Door - Missing Stopper

Information: During inspection, it was noted that one internal door does not have a door stopper installed. Without a stopper, the door handle is at risk of striking the adjoining wall or architrave, which may lead to surface damage over time.

This is a minor but important fitting that protects both the door and surrounding finishes.

It is recommended that a suitable door stopper be installed to this door to prevent impact damage and ensure proper functionality.





Finding 3.08

Building: Main Building

Location: Toilet (WC)

Finding: Cabinetry – Missing or Deteriorated Corner Sealant

Information: The cabinetry was observed to have missing or deteriorated sealant at the internal corners. In some areas, the sealant had not been applied, while in others it had broken down and no longer provided an effective seal.

Incomplete or deteriorated sealant can allow water, moisture, or debris to penetrate behind cabinetry panels, which may lead to swelling, staining, or damage to the cabinetry materials over time. It also detracts from the overall finish and appearance of the installation.

This matter is considered a maintenance defect. It is recommended that the affected cabinetry corners be re-sealed by a suitably qualified tradesperson to restore protection and appearance.



Finding 3.09

Building: Main Building

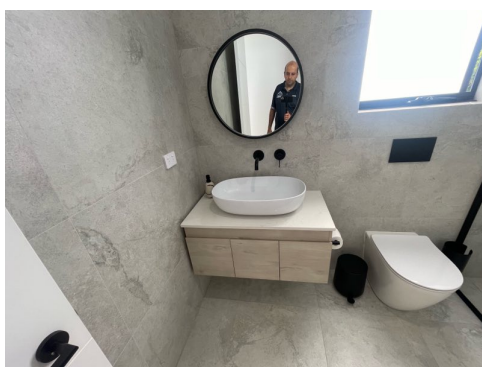
Location: Bathroom

Finding: Cabinetry – Missing or Deteriorated Corner Sealant

Information: The cabinetry was observed to have missing or deteriorated sealant at the internal corners. In some areas, the sealant had not been applied, while in others it had broken down and no longer provided an effective seal.

Incomplete or deteriorated sealant can allow water, moisture, or debris to penetrate behind cabinetry panels, which may lead to swelling, staining, or damage to the cabinetry materials over time. It also detracts from the overall finish and appearance of the installation.

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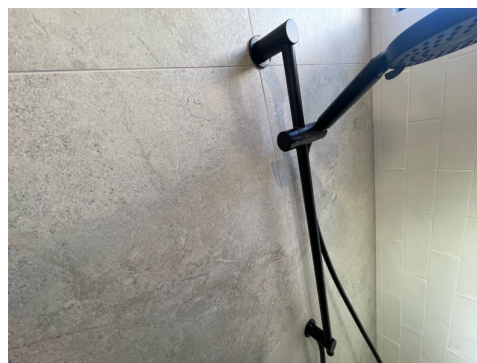
**Finding 3.10**

Building: Main Building

Location: Ensuite - Master

Finding: Floor Mounted Bath Spout - Loose

Information: At the time of inspection, the floor-mounted bath spout and mixer assembly was noted to be loose at its base. This may indicate that the fixture is not adequately secured to the floor, which could lead to further loosening, potential damage to plumbing connections, or water leaks if left unaddressed. It is recommended that a licensed plumber inspect the installation, secure the fixture, and ensure all plumbing connections are watertight at client discretion.



Finding 3.11

Building: Main Building

Location: Bedroom 3

Finding: Door - Gap between Frame and Adjacent Wall Cladding

Information: During inspection, a significant gap was identified between the door frame and the adjacent wall cladding in the affected area. The separation was visibly apparent along the junction between the door jamb and the external wall finish, resulting in an incomplete seal at this interface.

Such gaps may arise from a range of factors including minor framing movement, differential settlement, inadequate fixing of the door frame, shrinkage of surrounding materials, or workmanship deficiencies during installation. Where gaps occur at the head or base of door frames, they may also be associated with uneven flooring, hinge sagging, or minor foundation movement. While foundation movement is relatively common in residential construction and does not necessarily indicate structural failure, any visible separation at door openings warrants attention to prevent water ingress, air leakage, and potential long-term deterioration.

It is recommended that a suitably qualified carpenter assess the installation and undertake remedial works as required to restore proper alignment and ensure the junction between the door frame and wall cladding is adequately sealed and finished to a reasonable standard.



Finding 3.12

Building: Main Building

Location: Bedroom 4

Finding: Paint – Superficial Cracking on Surface

Information: During inspection, superficial cracking was observed to the painted surface finish. The cracking is fine and limited to the paint layer, presenting as minor hairline or crazing patterns to the affected wall surface.

The condition appears consistent with normal paint shrinkage during curing, minor substrate movement, or application over inadequately prepared surfaces. There was no evidence at the time of inspection to indicate structural cracking within the underlying wall substrate.

This matter is considered a minor defect relating to surface finish only. While not structurally significant or urgent, the cracking detracts from the overall presentation and finish quality. Rectification may involve surface preparation and repainting by a suitably qualified trade where required.



Finding 3.13

Building: Main Building

Location:

Finding: Roof Inspection – Drone Assessment

Information: During inspection, the roof covering was assessed via aerial drone due to access and safety constraints. The roof is clad with corrugated steel sheeting. The drone survey enabled close visual examination of the roof surface, including ridge cappings, flashings, valleys, sheet laps, and service penetrations.

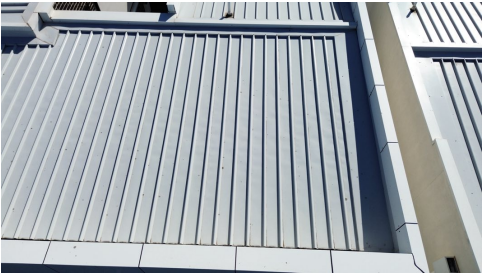
At the time of inspection, the corrugated steel roof sheeting appeared to be in good overall condition. No significant corrosion, loose or displaced sheets, missing fasteners, lifted flashings, or visible impact damage were observed from the accessible aerial viewpoints. The ridge and perimeter flashings appeared intact, and there were no obvious signs of active water ingress evident from the external inspection.

This assessment is limited to a visual external review undertaken by drone and does not include physical foot access, fastener torque testing, or inspection of the roof cavity unless otherwise stated. Based on the observations made, the corrugated steel roof covering appears to be maintained to a reasonable standard at the time of inspection.













Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

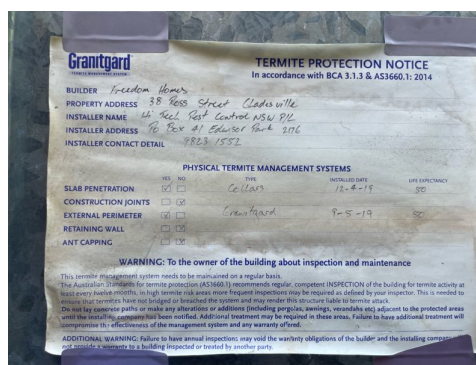
Finding 6.01

Building:	Main Building
Location:	Electrical Switchboard
Finding:	Termite Management System - No Evidence of Chemical Barriers Installation

Information: The application of a post-construction chemical termite barrier is strongly recommended for all properties, especially if there has been any history of live termite activity on-site. These barriers are highly effective in protecting timber building elements throughout the property by preventing termite attacks. It is also advisable to install a durable notice within the switchboard unit, indicating the presence of any termite barriers for future reference.

During the inspection, there was no indication that a termite management system had been installed, nor was there any evidence to suggest that preventative measures had previously been undertaken. The client is encouraged to seek further advice from a licensed pest controller regarding the costs and procedures involved in the application of a termite barrier. Prioritizing this step in the short term is strongly advised to ensure long-term protection.

Additionally, the client may want to consult with the vendor to determine whether regular Timber Pest inspections, as per AS4349.3 or AS 3660.2, have been conducted in the past. This will provide further insights into any past termite management practices and help inform the appropriate course of action.



Finding 6.02

Building: Main Building

Location: Yard

Finding: Large trees/stumps within 30m of house

Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house. Regular inspections are recommended. Consider test drilling any large trees. A pest controller can be contacted to carry out such testing at the owners discretion.



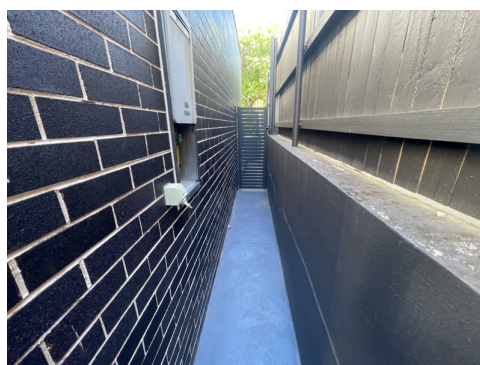
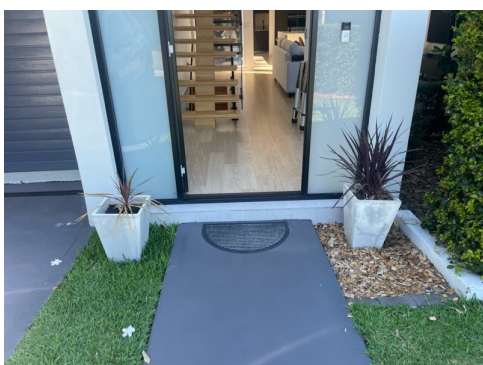
Finding 6.03

Building:	Main Building
Location:	All Areas - Slab Edge
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

- As identified in summary and defect statements
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Solicitor or Conveyancer
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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

D5 Conclusion - Assessment of overall condition of property

Building & Timber Pest Inspection Summary

Property: 38 Ross Street, Gladesville NSW 2111

The subject property was inspected for the purpose of a pre-purchase Building and Timber Pest Assessment. Overall, the dwelling presents in fair to good condition consistent with its apparent age and construction type. The majority of items identified during the inspection are minor in nature and reflect general wear and tear, deferred maintenance, and normal building movement.

A significant matter was identified within the roof cavity where sections of timber framing exhibit surface charring consistent with previous heat exposure. While some members appear to have been replaced, no engineering certification or supporting documentation was made available to confirm the adequacy of remedial works. Due to the structural function of roof framing members, this issue is considered a major defect unless appropriate documentation is provided verifying that the structure has been properly assessed and reinstated to an adequate load-bearing standard.

Externally, the corrugated steel roof covering was inspected via aerial drone due to access limitations. At the time of inspection, the roof sheeting, ridge cappings and visible flashings appeared to be in generally good condition, with no significant corrosion, displacement or obvious storm damage observed. The assessment was limited to a visual external review only.

A number of minor defects were noted internally and externally. These include superficial cracking to painted surfaces, gaps between a door frame and adjacent wall cladding, deteriorated cabinetry sealant, loose plumbing fixtures, minor cracking to external render and concrete paving (fine, less than 2mm), deteriorated mortar joints, chipped surface finishes, a misaligned fence post, and a missing door stopper. These items are maintenance related and do not presently indicate structural instability.

A trip hazard was observed at ground level to the front yard where a travel barrier presents a

foreseeable risk of injury. Although localised, this condition should be addressed to reduce safety and liability exposure.

With respect to timber pest findings, no live termite activity or visible termite damage was detected at the time of inspection. No fungal decay or chemical delignification was observed. However, slab edge exposure and vegetation proximity were noted as conditions conducive to termite activity. Ongoing termite management and routine inspections are recommended.

In summary, the property is considered generally serviceable for its age, subject to confirmation of the structural adequacy of roof framing repairs and rectification of identified safety and maintenance items. Aside from the roof cavity concern requiring documentation or further assessment, the dwelling does not exhibit widespread structural distress and would be expected to perform satisfactorily with routine maintenance and targeted remedial works.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

The following items were noted as -For your information

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of live termite activity was absent at the time of the inspection
Information:	If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended inspection you should contact a pest controller immediately.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Evidence of termite workings / damage was absent at the time of inspection
Information:	No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity.

Annual pest inspections are also advised in order to identify such workings.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Subterranean Termite Prevention Proposal

Information: A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition/d that may be conducive to termite or timber pest activity. The prevention of such infestations is far easier to manage than the management of live termite activity on the property.

Preventative measures may include the post-construction installation of a chemical termite barrier or the prevention of excess moisture in high risk areas.

Noted Item

Building: Main Building

Location: All Areas

Finding: Fungal decay - absent at the time of inspection

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. Although no evidence of fungal decay was present at the time of inspection it is highly recommended that areas which may be conducive to the development of fungal decay e.g. subfloor space external timber elements etc. be monitored and maintained regularly.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of chemical delignification was absent at the time of inspection

Information: Chemical delignification also known as wood defibrillation refers to the chemical breakdown of timber building elements. This breakdown deteriorates the wood severely impacting on the structural integrity and tensile strength of the affected building element. Chemical delignification is most common in marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc. Areas that may be prone to the development of chemical delignification should be monitored frequently in order to identify any evidence of chemical delignification emerging.

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Timber Pest Inspection Methodology
Information:	All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.No evidence of termite activity was found inside the house at the time of the inspection.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 device called a "donga" visual assessment of materials affected by moisture or signs of deformity, 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.NO readings for moisture was found at the time of inspection.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Information:	<p>Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.</p> <p>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.</p> <p>We recommend all other installations be checked also.</p> <p>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.</p>

Noted Item

Building:	Main Building
Location:	All External Areas

Finding: Site drainage

Information: Site drainage appears to be acceptable at the time of inspection, however, the site/yard should be monitored during heavy rain to determine whether the existing drains can cope. If it appears that they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there may have been either little or no rainfall for a period of time, surface water drainage may appear to be adequate during the inspection but then during periods of heavy rain, may be found to be inadequate.

Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

Noted Item

Building: Main Building

Location: All Areas

Finding: Additional Photos – Access Limitations Due to Obstructions (Subfloor, Roof Void, Internal & External Areas)

Information:

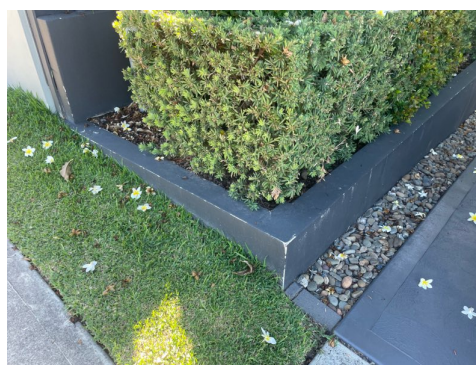
Additional photographs have been provided for your general reference. At the time of inspection, several areas were affected by access limitations and obstructions, which restricted the inspection to readily visible and accessible surfaces only.

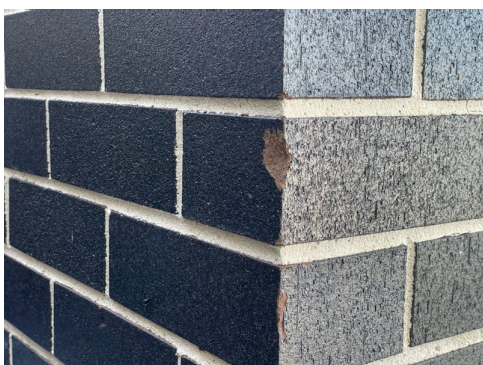
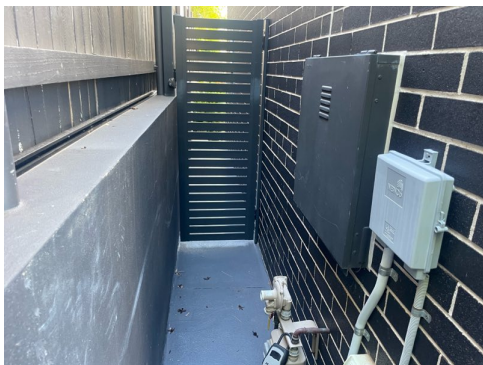
Internally, some wall/floor junctions, corners, and sections behind furniture, stored items, and fixed joinery could not be fully viewed. This can limit the ability to identify localized defects, moisture impacts, or pest evidence in concealed areas.

Externally, parts of the perimeter were partially obstructed by landscaping, stored materials, boundary fencing, and adjacent structures. Where ground levels, garden beds, or items were positioned close to the building, this reduced visibility to the slab edge, weepholes, and potential termite inspection zones.

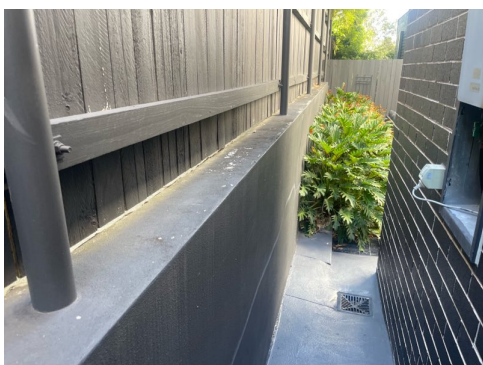
The subfloor area (where applicable) was not fully accessible due to restricted clearance, limited entry points, and/or stored items and services within the subfloor. As a result, only accessible sections were inspected, and concealed timbers, bearers/joists, damp conditions, or evidence of pest activity may exist in areas that could not be entered or clearly viewed.

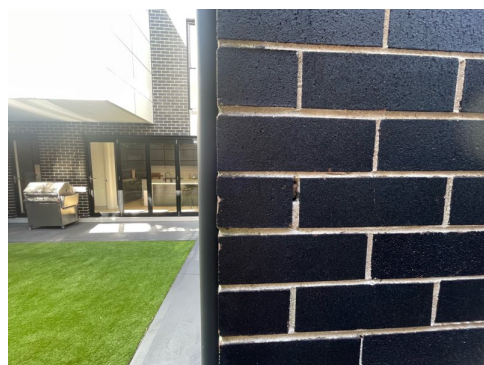
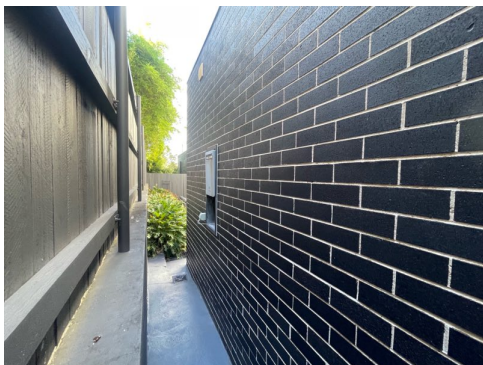
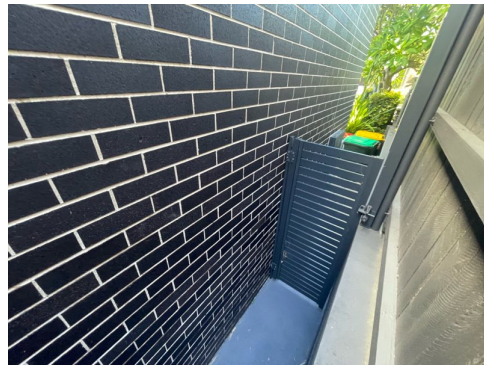
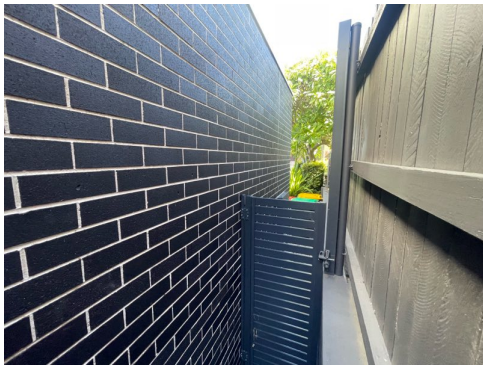
The roof void inspection was also limited due to restricted access and obstructions such as insulation, ducting, low head height, and the absence of safe walkways. Similarly, roof exterior inspection may be limited where pitch, height, weather conditions, or access constraints prevent safe close-up inspection. Accordingly, concealed roof framing, sarking, flashings, and roof drainage components may have defects that were not detectable at the time of inspection.



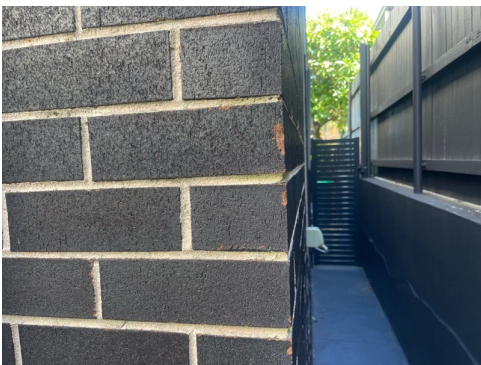


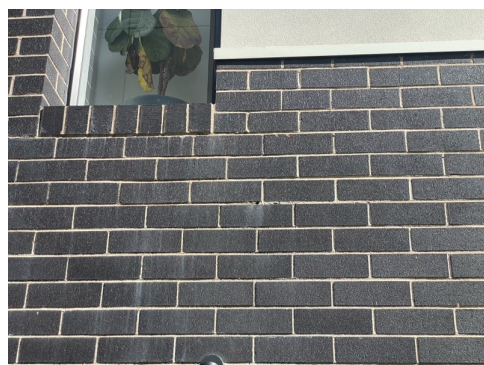
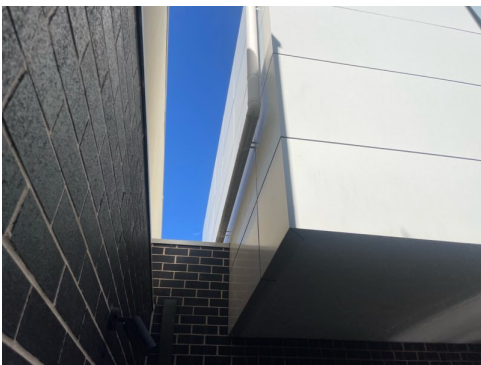
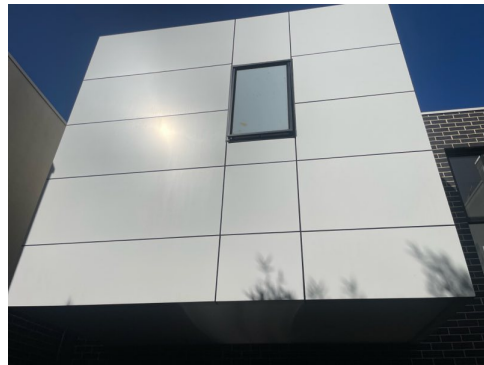
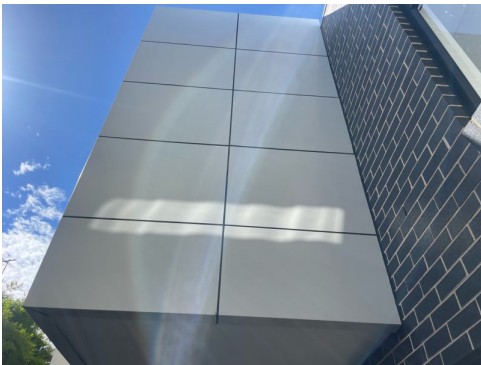


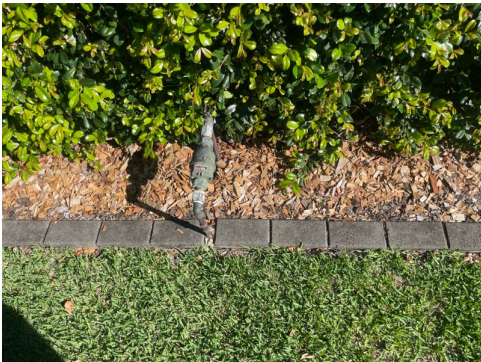


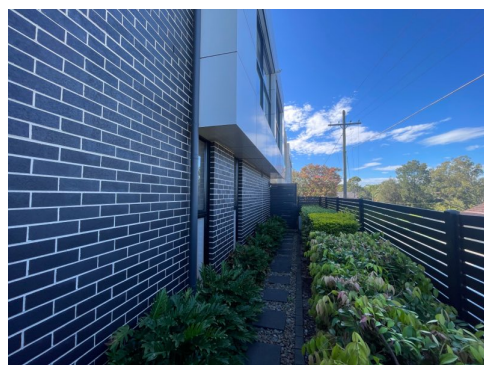
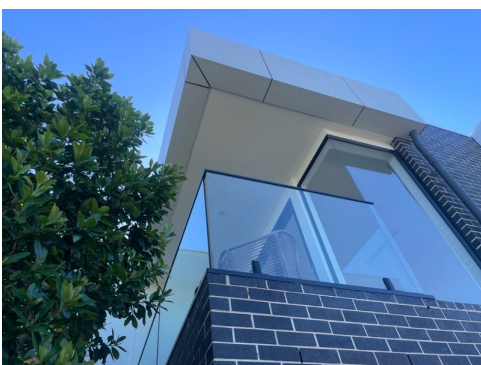
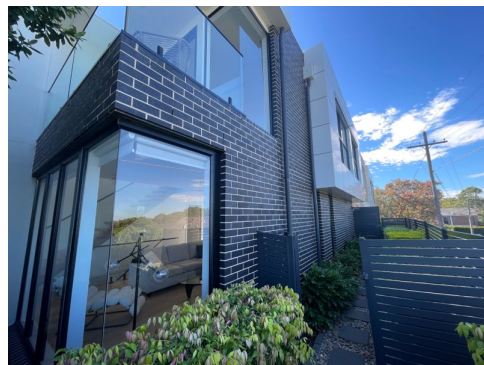


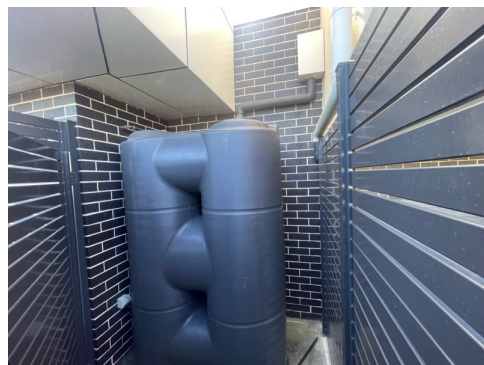


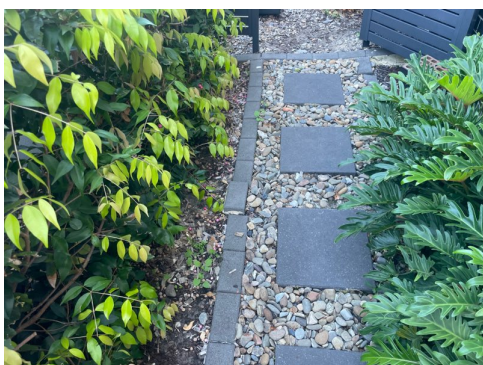
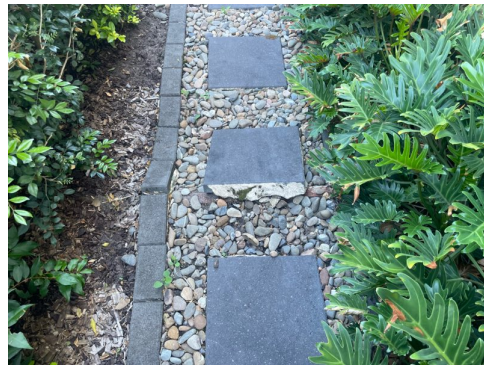


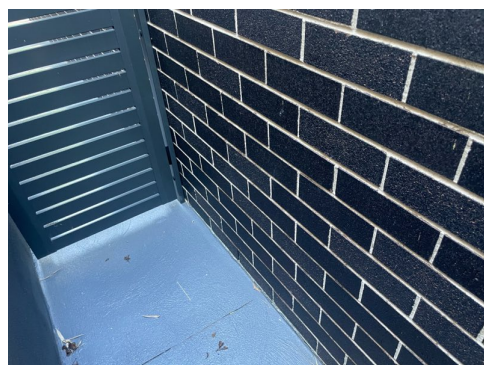


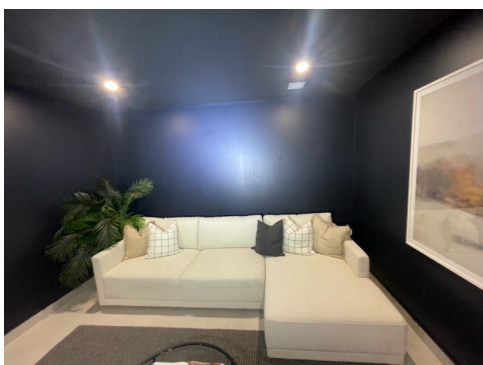
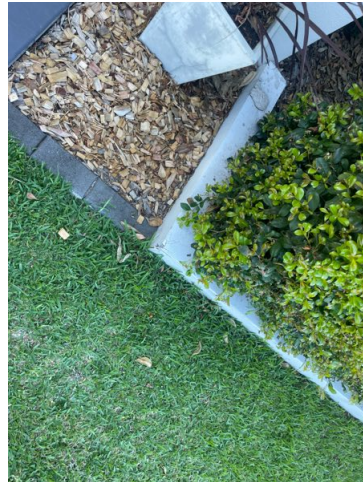


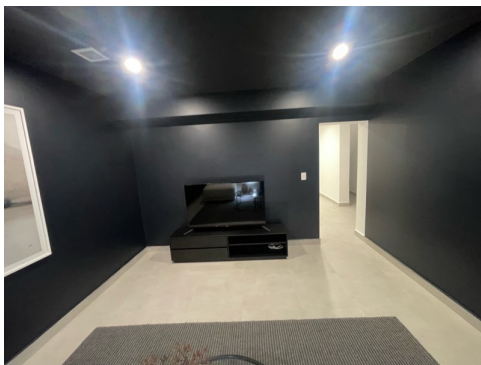


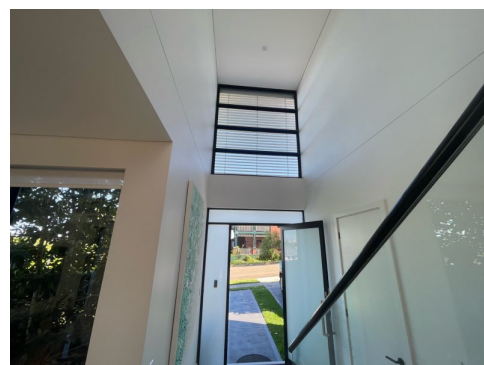
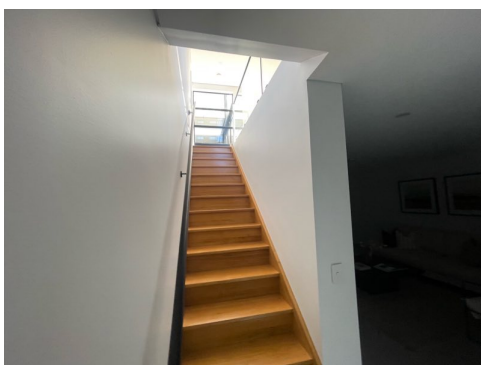
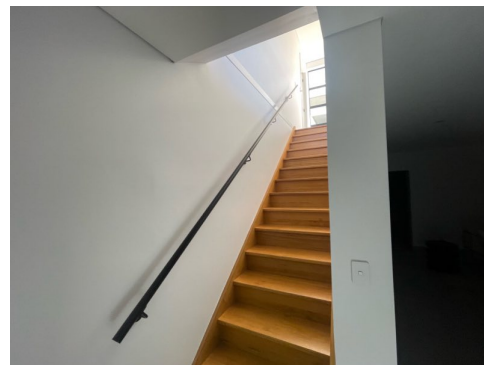
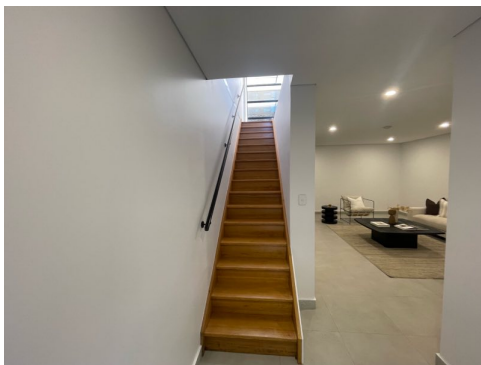


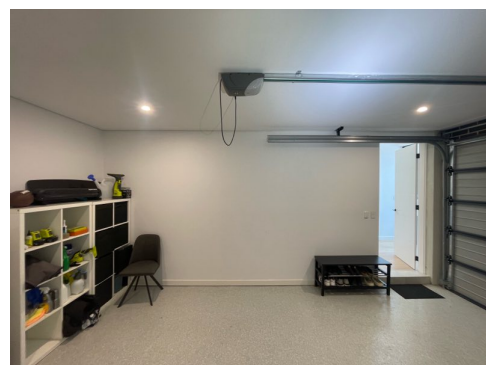
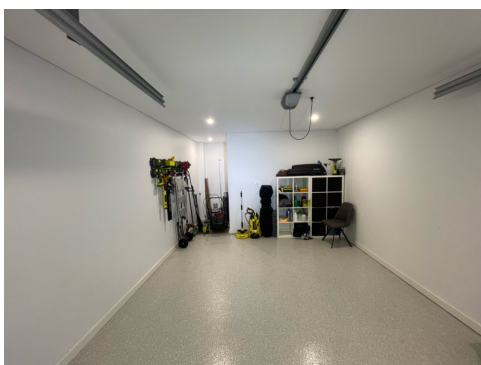
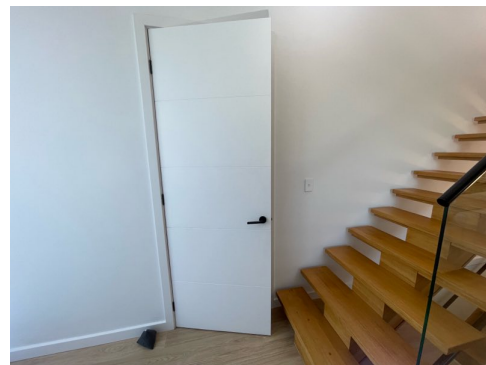
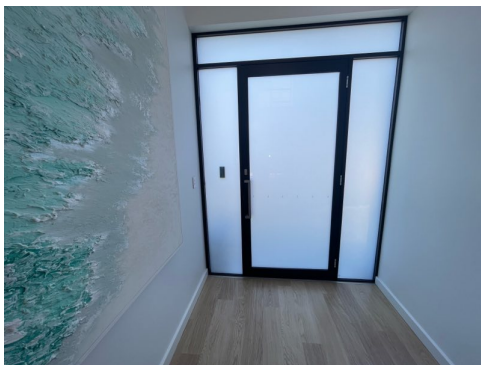


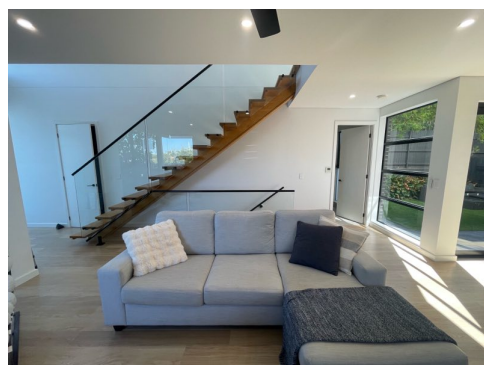
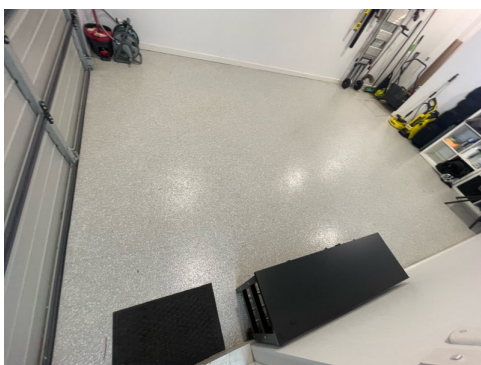
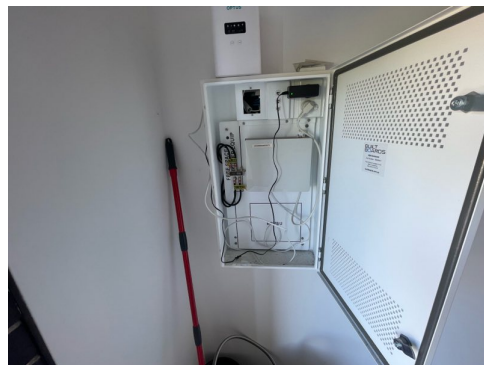
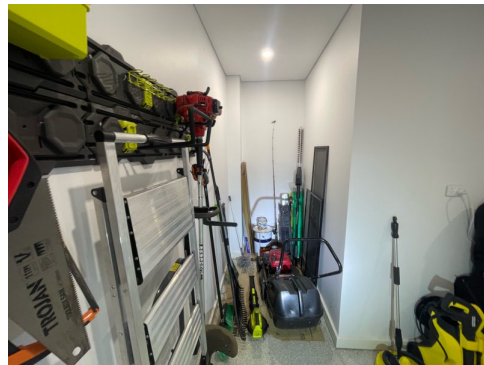


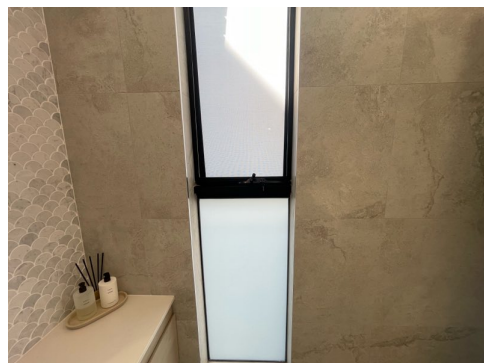


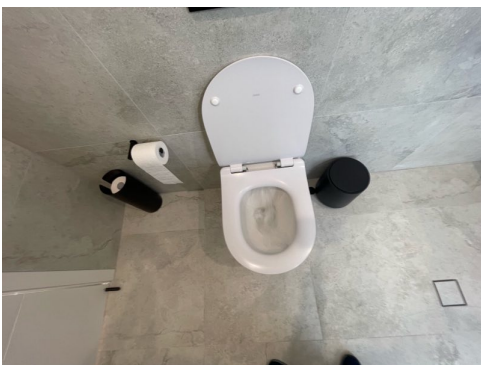


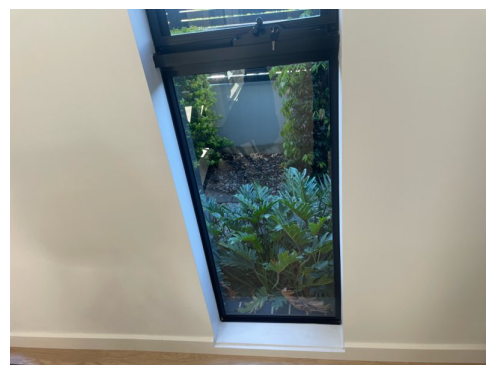
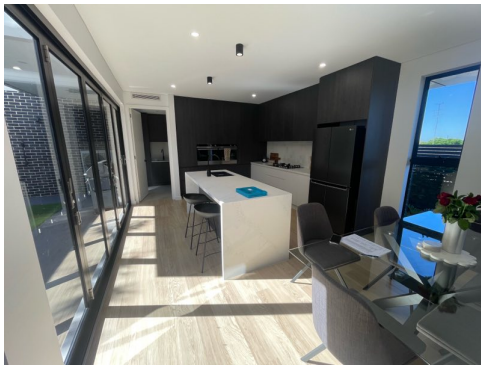


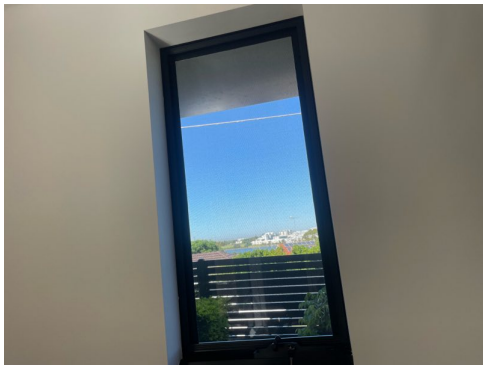


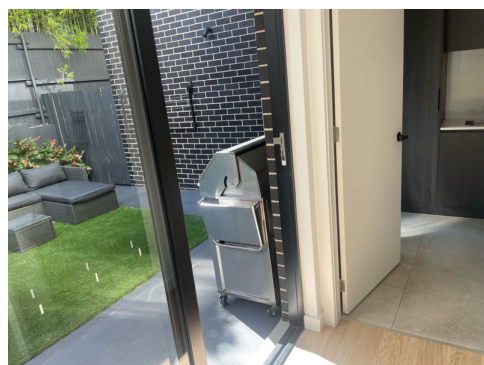
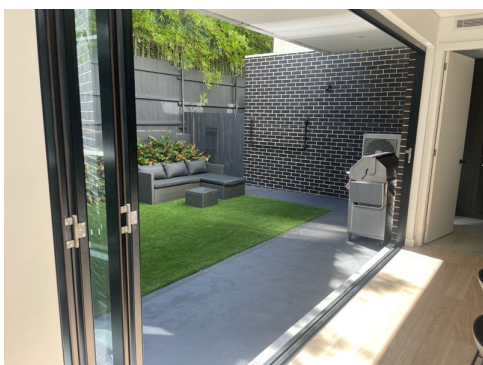
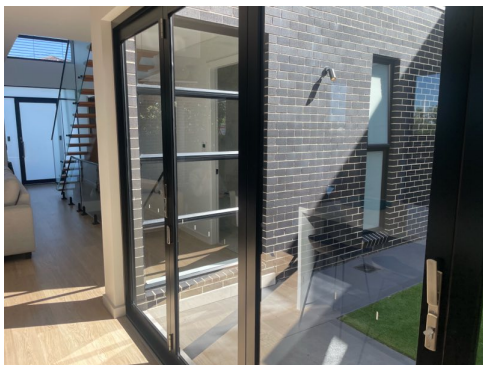


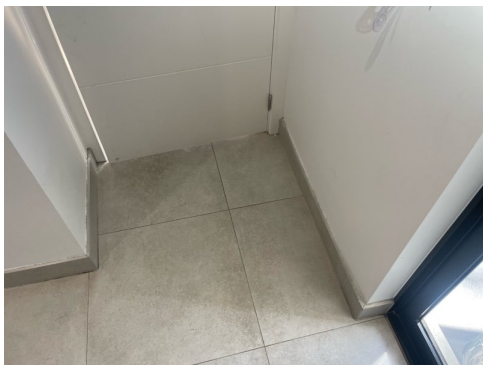


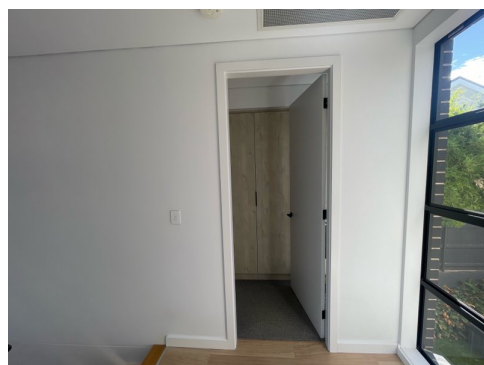
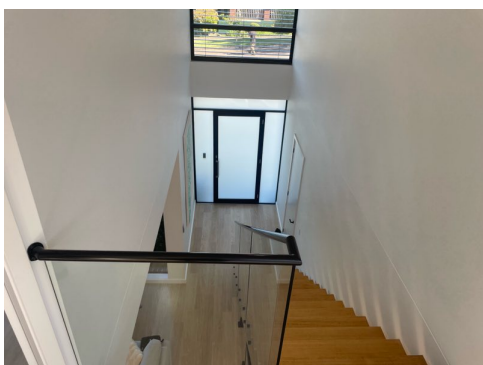
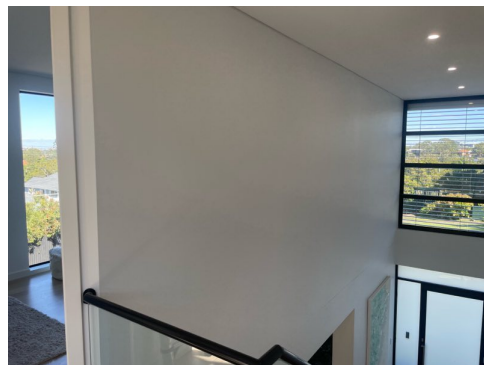
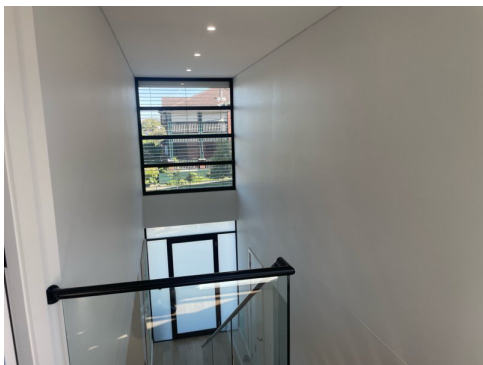
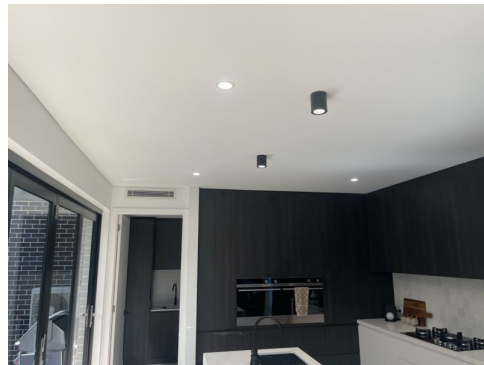


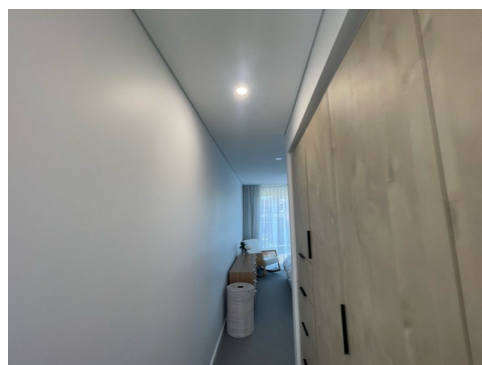
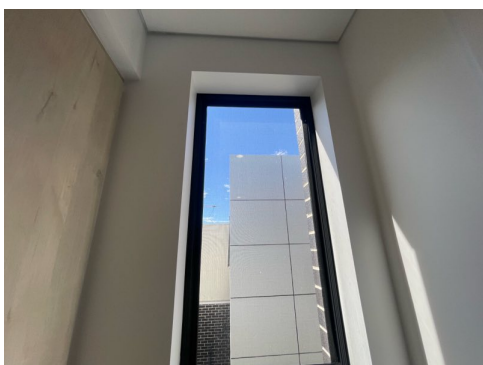
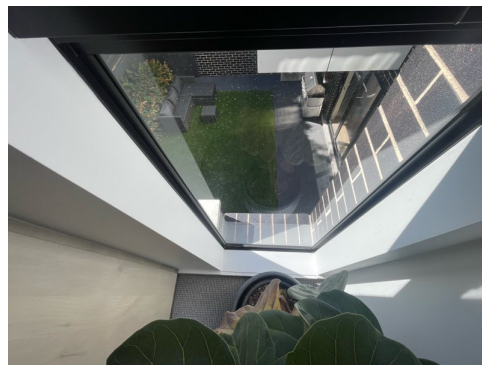
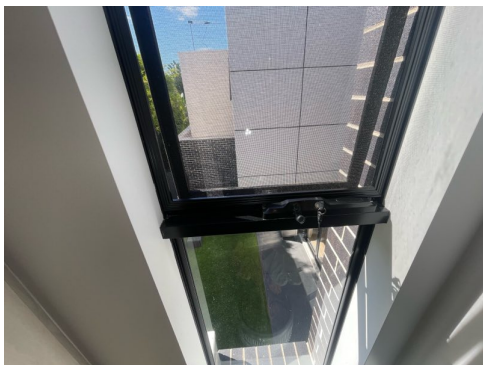
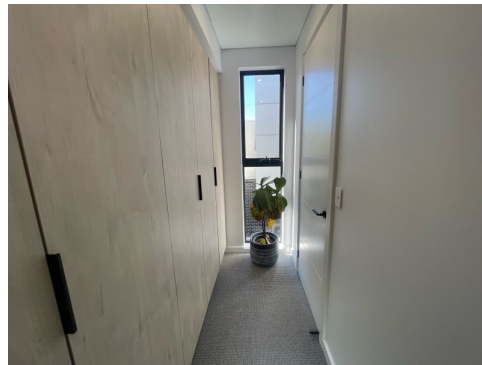
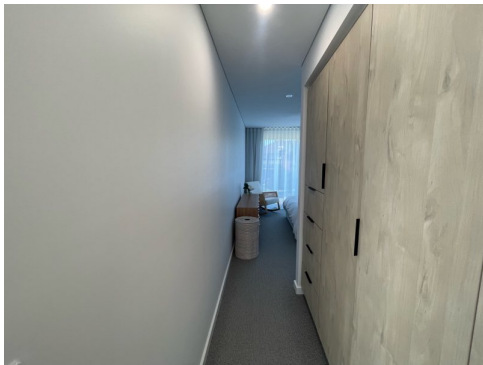


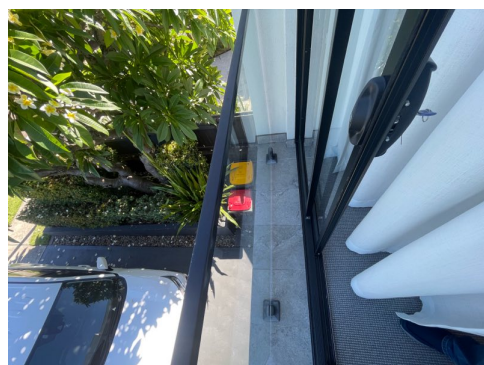




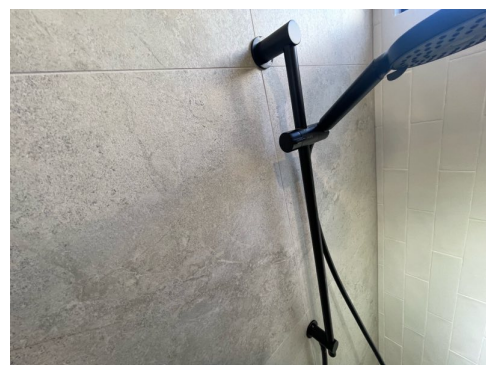
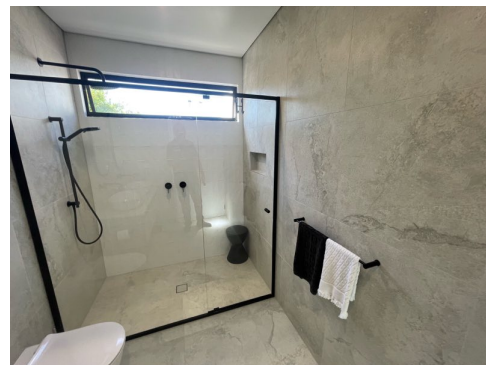
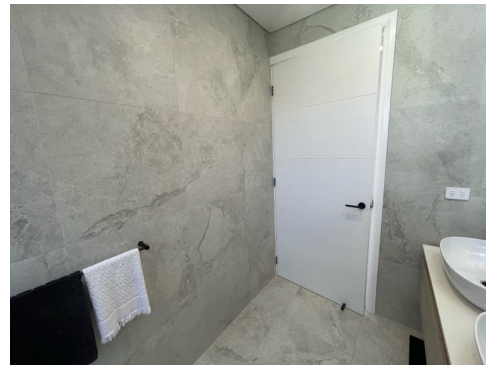


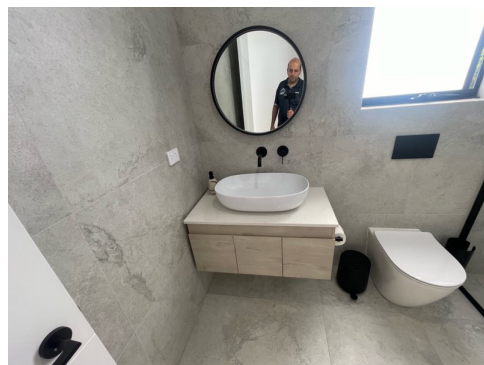
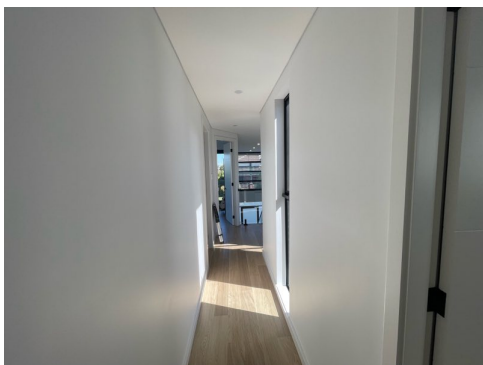
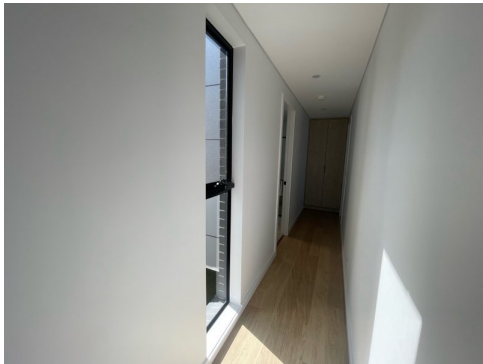


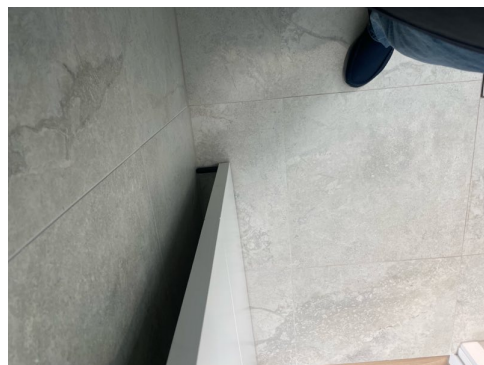


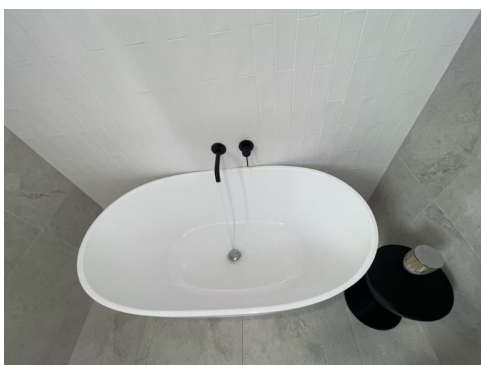
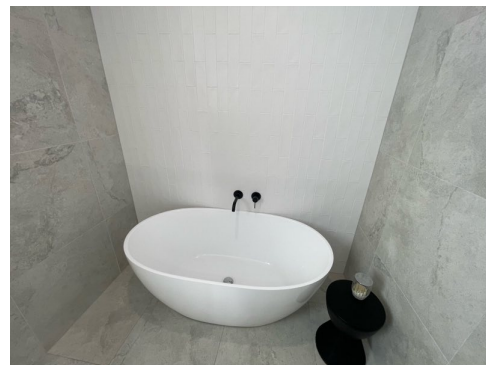


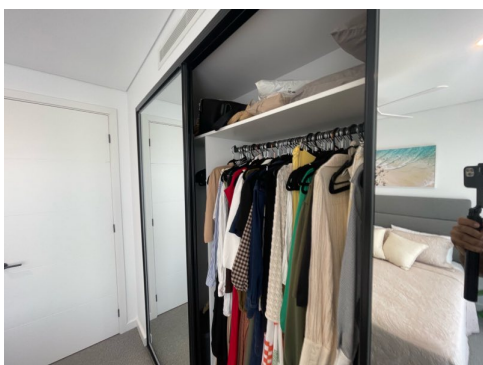
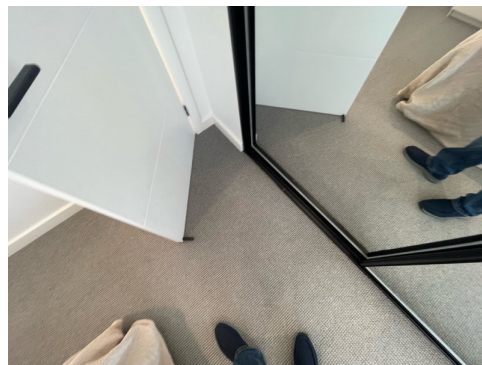
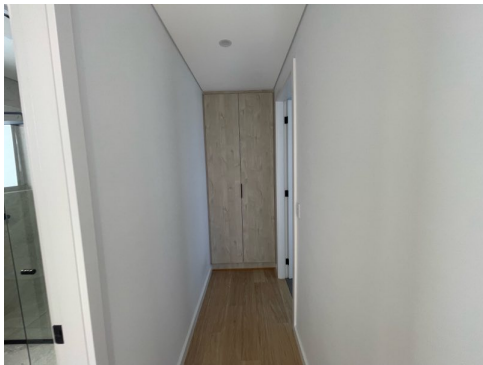


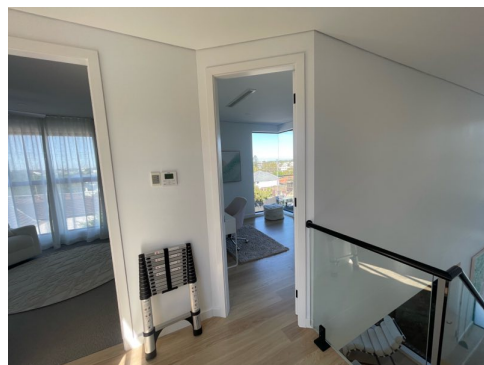
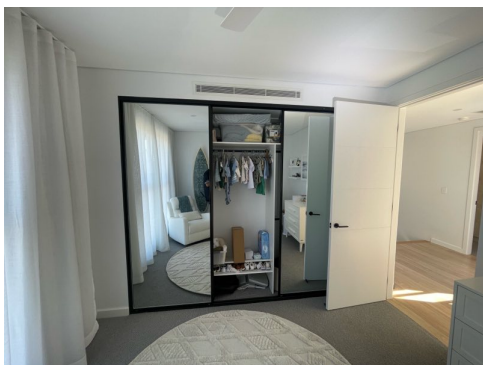
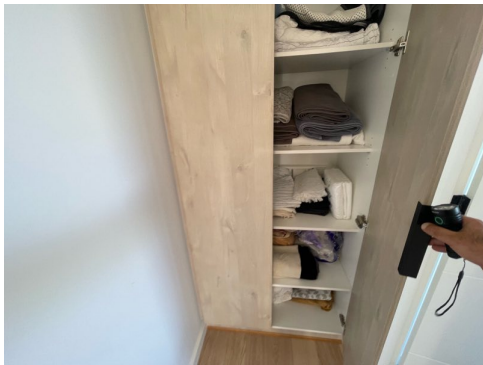


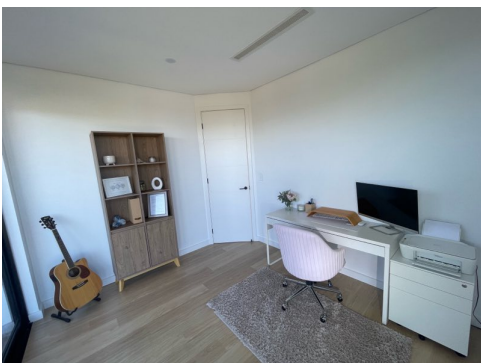
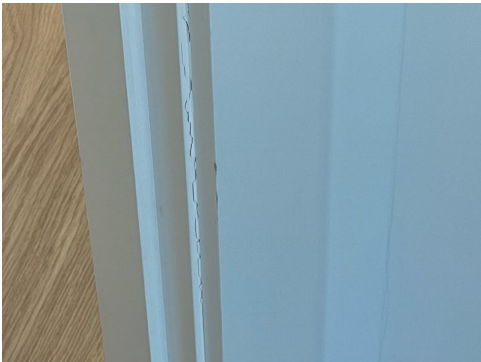










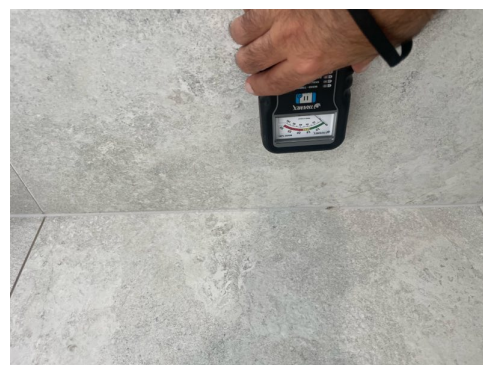


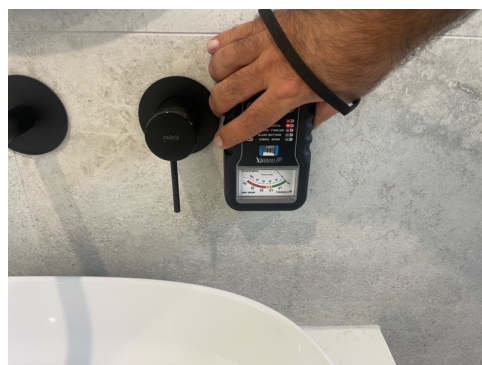


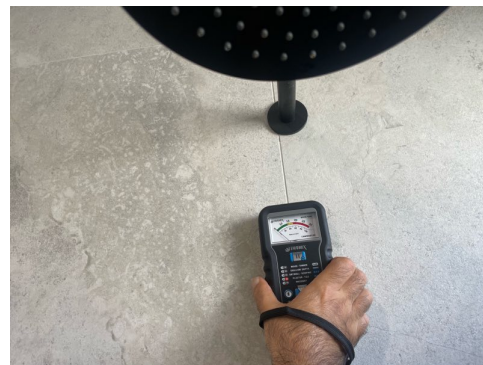


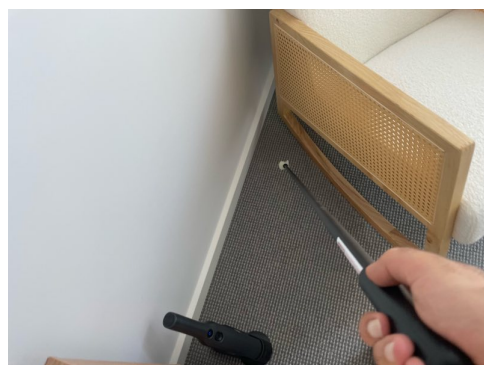
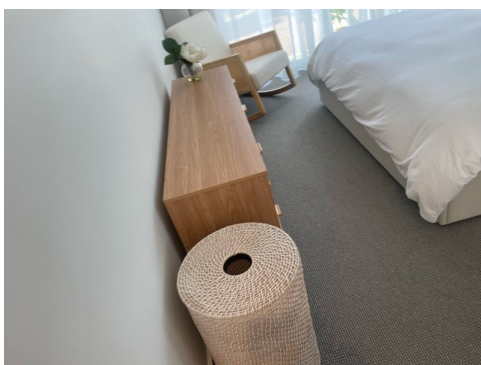
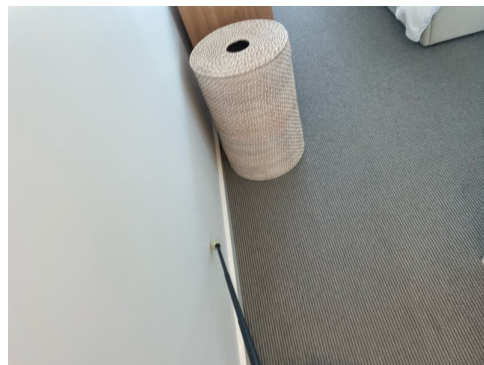
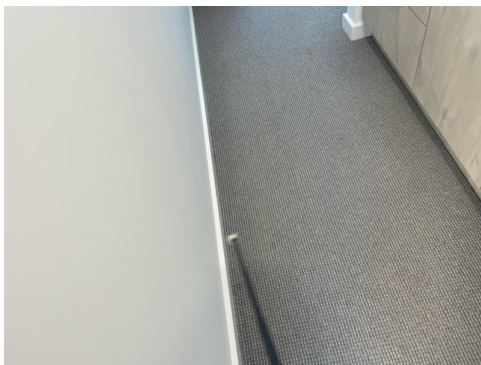
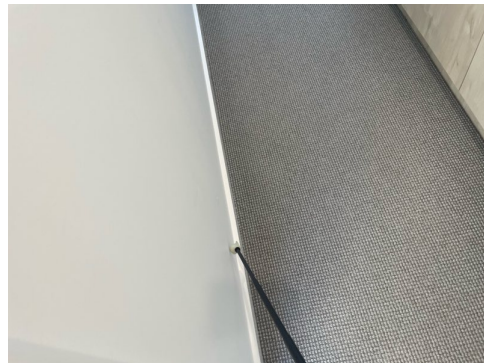


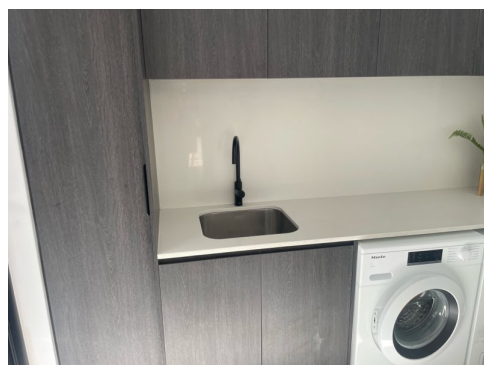
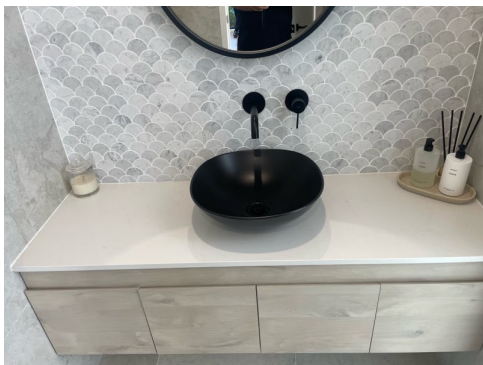




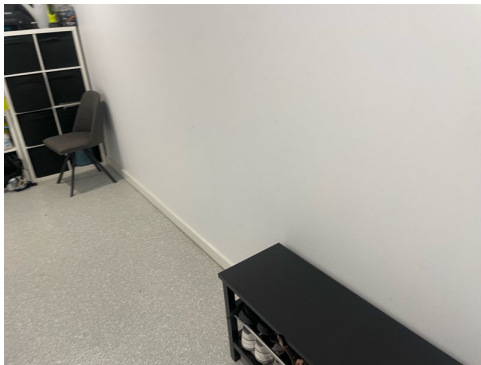


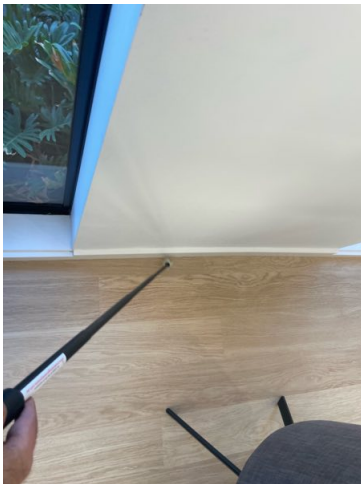
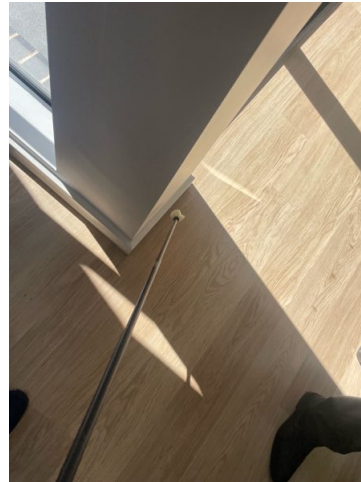












The following items were noted as -Evidence of a previous termite management program

Noted Item

Building: Main Building

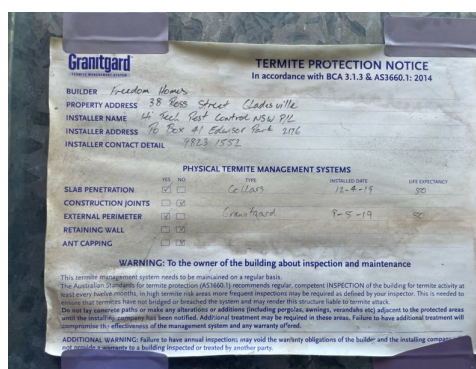
Location: Electrical Switchboard

Finding: Termite management Plan – existing Granitgard barrier

Information: Documentation and labelling observed on site indicate that the dwelling is protected by a Granitgard physical termite management system installed at the time of construction. This system is intended to reduce the risk of concealed termite entry; however, its effectiveness is dependent on correct installation, maintaining clear inspection zones and completion of regular professional inspections. The continuity or current performance of the system could not be confirmed during this visual inspection.

It is recommended that the client confirms whether annual termite inspections have been carried out since installation and obtains copies of any inspection records, warranties and treatment certificates. Where inspection records are incomplete, absent or indicate that inspections have not occurred as recommended, further advice from a licensed termite management specialist is recommended.

If the existing system is assessed as compromised, incomplete or out of warranty, a new termite management plan for the property may be required. This may include installation of a new chemical soil treatment or barrier system in accordance with current Australian Standards and manufacturer requirements, followed by ongoing inspections at least annually, or more frequently in high-risk conditions.



Definitions to help you better understand this report

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

Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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