Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Thu, 26 Mar 2026

Property Address: 805 Merrylands Rd, GREYSTANES, NSW, 2145, Australia

Contents

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

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

Original Inspection Date: Thu, 26 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	805 Merrylands Rd, GREYSTANES, NSW, 2145, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Steve Ahn Ph: 0413 377 511 Email: Wentworthville@jimsbuildinginspections.com.au
	99825C
Company Name:	Jim's Building Inspections (Wentworthville)
Company Address and Postcode:	Ashfield 2131
Company Email:	Wentworthville@jimsbuildinginspections.com.au
Company Contact Numbers:	0413 377 511

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	
Other Building Elements	Driveway, Fence - Post and Rail Construction, Fence - Fabricated Metal Fence, Footpath, Garage, Entertaining Area
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Skirting Boards, Stair Railing, Staircase, Window Frames, Floorboards, Weatherboards
Roof	Timber Framed, Pitched, Tiled, Flat, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer, Weatherboards
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

- Interior

- Roof Exterior

- Roof Void

- Stumps

- Subfloor

- 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:

- Subfloor due to lack of access.

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

Obstructions and Limitations

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

- Appliances and equipment

- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.

- Ceiling linings

- Above safe working height

- Areas of skillion or flat roof - no access

- Debris in gutters

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Rugs

- Sarking

- Stored items

- Stored items obscured almost all of the inspectable area.

- Subfloor was not able to be inspected - there was no access to this area.

- Wall linings

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 Converted to a Entertainment Area
Finding:	Mould - Present
Information:	Mould growth is evident to the ceiling linings and wall junctions within the converted garage/entertainment area. The affected areas display widespread discolouration, dark spotting, and patchy staining, particularly concentrated along ceiling corners and perimeter junctions. Localised areas also show heavier fungal growth consistent with prolonged damp conditions. The ceiling lining panels exhibit visible moisture staining, and the adjoining wall linings—particularly the timber panelling—show signs of moisture absorption and surface deterioration. The pattern and extent of mould growth indicate that this is not a superficial or isolated issue, but rather the result of ongoing elevated moisture levels within the space. Contributing factors are likely to include a combination of roof leakage (as supported by visible ceiling staining), inadequate insulation, and poor ventilation—conditions commonly associated with garage-to-living-area conversions that may not meet current building or moisture control standards. The presence of mould in this location raises potential environmental and health concerns, particularly where spores may become airborne in an enclosed area used for occupancy. In addition, prolonged moisture exposure may result in concealed deterioration to structural timbers and lining materials. A specialist inspection by a suitably qualified environmental health or mould remediation professional is recommended where the extent of growth is significant or where indoor air quality concerns exist. Immediate action should be taken to address the underlying moisture source—this includes engaging a licensed roofing plumber to investigate and rectify any roof leaks or defective flashings contributing to water ingress. Following rectification of the moisture source, all affected surfaces should be cleaned and treated using appropriate mould remediation methods by a qualified contractor or competent person. Severely affected materials, including ceiling linings and possibly sections of wall lining, may require removal and replacement by a licensed builder or qualified carpenter. It is also recommended that the space be improved in terms of ventilation and moisture control. This may include the installation of adequate ventilation openings or mechanical ventilation, ensuring proper insulation is in place, and maintaining the area in a dry condition to prevent recurrence.

Overall, the condition is considered significant, with clear evidence of prolonged moisture ingress and inadequate environmental control within the converted garage space. Prompt remediation is required to address both the cause and the resulting damage.






Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Fencing
Finding:	Fencing - Noticeably Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have noticeably deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Finding 3.02

Building:	Main Building
Location:	Fencing
Finding:	Deteriorated Brick Fence

Information:

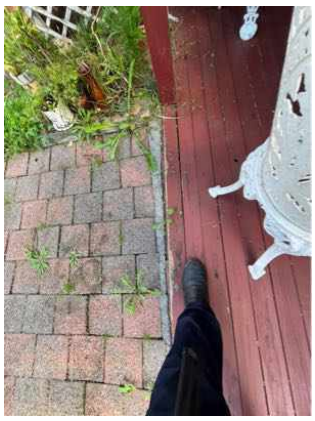
The brick boundary fence located adjacent to the dwelling was observed to be in a deteriorated condition, with visible signs of long-term movement and environmental exposure. The masonry shows evidence of displacement at the junction with the main structure, where separation and cracking have developed along the vertical joint, indicating differential movement between the fence footing and the dwelling. The installation of metal restraint brackets at multiple نقاط suggests that previous attempts have been made to stabilise the wall, which is consistent with ongoing movement rather than a one-off defect.

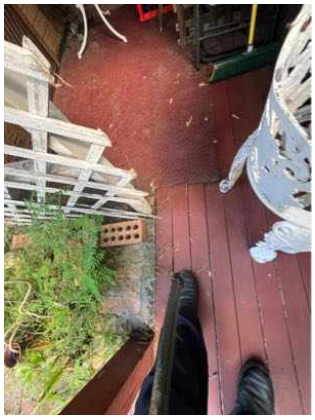
The brickwork itself exhibits weathering and surface deterioration, including mortar joint erosion and localised cracking, particularly at the upper courses and corner sections. Minor misalignment and loss of plumb are also evident, which may be associated with inadequate footing support, soil movement, or prolonged moisture exposure in this confined side passage. The presence of vegetation, accumulated organic debris, and poor drainage conditions at the base of the wall are considered contributing factors, as they promote moisture retention and reduce the long-term durability of both the mortar and the footing.

Overall, the fence is considered to be structurally compromised but currently in a restrained condition due to the installed brackets. While immediate collapse was not observed at the time of inspection, the wall should be regarded as unstable in the long term. Remedial works are recommended, which may include partial or full reconstruction with appropriate footings, improved drainage, and removal of vegetation to prevent further movement and deterioration.

Finding 3.03

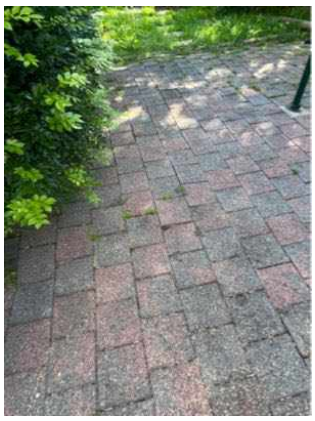
Building:	Main Building
Location:	Deck
Finding:	Deck - Loose and Bouncy
Information:	The external timber decking to the rear patio area was found to be in a deteriorated and locally compromised condition at the time of inspection. When traversed under normal foot traffic, sections of the decking exhibited a noticeable deflection and springing movement, commonly described as a “bouncy” feel underfoot. This condition is indicative of reduced structural stiffness within the decking system and suggests that either the decking boards themselves have deteriorated, or more critically, that the supporting substructure—including joists, bearers, or fixings—may be inadequately secured, undersized, or affected by deterioration. Visual assessment of the surface indicates areas of wear to the coating, minor splitting to boards, and possible loosening of fixings, all of which can contribute to movement. In addition, the interface between the decking and adjacent paved surfaces shows irregular levels, which may reflect minor settlement or movement over time. Given the age and exposure of the structure, moisture ingress and weathering are considered likely contributing factors, which may have led to softening or decay within concealed timber elements. Where decking is installed close to ground level and adjacent garden beds, there is also an increased risk of subfloor moisture retention, further accelerating deterioration. While the decking remains in serviceable condition for light use at the time of inspection, the observed movement indicates that the structural integrity of the affected areas is no longer performing as intended. This condition may worsen if left unaddressed and could present a safety concern, particularly in areas of frequent use. It is recommended that the affected sections be further assessed and repaired, which may include re-securing or replacing loose boards, and if required, strengthening or replacing underlying joists and supports. Maintenance should also include sealing and ongoing protection of the timber to improve durability and performance.

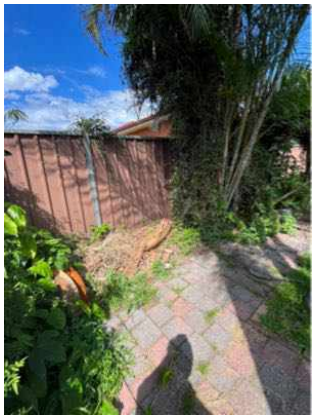




Finding 3.04

Building:	Main Building
Location:	All Areas
Finding:	Pavements - Uneven
Information:	Inspection of the side pathway and adjoining areas revealed sections of brick paving that are uneven, with notable height variations and displacement of individual pavers. In some locations, the brick surface has lifted or subsided, which may present a potential trip hazard. Additionally, sections of the adjoining retaining brickwork display vertical cracking, which appears consistent with minor movement of the structure over time. While the movement appears localised, it is recommended that these areas be monitored for any progression. Rectification may involve re-levelling the pavers and addressing any underlying soil movement or drainage issues contributing to the unevenness. The cracks in the retaining wall should be repointed or repaired to prevent further deterioration and maintain structural integrity. If left unattended, further movement could increase the extent of the defect and potentially compromise the safe use of the area.





Finding 3.05

Building:	Main Building
Location:	Yard - Back
Finding:	Deteriorated Entertaining Area
Information:	The detached rear entertaining structure was found to be in a significantly deteriorated condition at the time of inspection, with multiple elements exhibiting advanced weathering, structural fatigue, and lack of ongoing maintenance. The structure appears to be of lightweight timber construction with lattice screening and a corrugated roof covering, and overall it has reached the latter stage of its serviceable life. The roof sheeting shows visible ageing and corrosion, with sections allowing light penetration, indicating deterioration and potential water ingress during rainfall events. Supporting timber members, including beams and rafters, exhibit surface weathering, discolouration, and early signs of decay consistent with prolonged exposure to moisture and inadequate protective coatings. The presence of vegetation growth and vine intrusion through the structure further contributes to moisture retention and accelerates timber deterioration. The lattice wall panels and perimeter balustrade are notably degraded, with warping, splitting, and loosening of fixings observed. Sections of the framing appear misaligned, and the overall rigidity of the structure is reduced. The front railing and posts show signs of movement and are no longer providing adequate lateral support. The paved

floor beneath the structure is uneven with vegetation growth between joints, indicating lack of maintenance and possible minor ground movement over time.

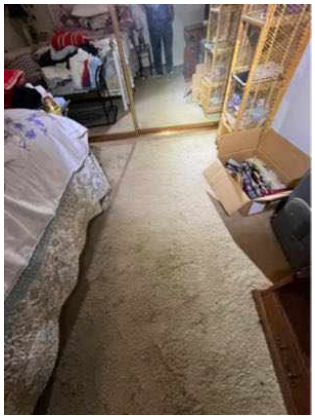
Internally, the structure is cluttered, which limited full inspection of all surfaces; however, visible areas indicate poor ventilation, organic debris accumulation, and conditions conducive to timber decay and potential pest activity. The combination of moisture exposure, vegetation encroachment, and ageing materials suggests that concealed structural elements may be further compromised.

In its current condition, the structure is considered to be beyond economical repair for long-term use. While minor patch repairs may provide short-term usability, the extent of deterioration indicates that substantial rectification or complete replacement would be the more appropriate course of action. Immediate attention is recommended if the structure is to remain in use, particularly to address potential safety concerns associated with weakened structural components.

Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Floorboards - Noticeably Uneven
Information:	The internal flooring in this area was observed to be uneven and produced squeaking under foot traffic. Uneven flooring and floor squeaking may indicate minor defects such as normal foundation movement, slight movement of floor framing members, or potential subsidence or settlement of the subfloor stumps. Such conditions are relatively common in homes constructed on pier and stump foundations, where timber floor structures can move slightly over time due to changes in moisture levels, natural settlement, or wear of fixings. It is recommended that the flooring condition be monitored over time to identify whether further movement or deterioration occurs. If the floor level and squeaking remain relatively stable over the coming months, the condition is likely associated with typical settlement and aging of the structure. However, if the unevenness or squeaking becomes more pronounced, a more detailed inspection of the subfloor structure, including stumps, bearers, joists and associated fixings, will be required to determine whether structural movement or deterioration is present. Should this occur, rectification works such as re-leveling or re-stumping may be required, and such works should be undertaken by a registered builder experienced in subfloor structural repairs.



Finding 3.07

Building:	Main Building
Location:	All Areas
Finding:	Door Binding or Jamming
Information:	It appears that there is a problem with this door as it is binding or jamming during normal operation. This defect not only affects the functionality of the door but also poses a risk for other building elements such as damage to the floor covering. There could be various reasons behind the binding of the door, ranging from minor issues like poor installation or damaged hinges to major structural problems such as damage to the subfloor.

For minor issues, it is recommended to hire a qualified carpenter or handyman to carry out the necessary repairs as per the client's discretion.

In some cases, the binding of the door may be caused by termite activities. In such instances, it is recommended to monitor the situation closely or conduct an invasive inspection to identify the root cause of the problem.

Finding 3.08

Building:	Main Building
Location:	All Areas
Finding:	Minor Cracks
Information:	The interior cracks at wall corners or wall junctures with ceilings may have developed due to the separation of building materials caused by differential moisture levels or wood shrinkage during the framing drying process. Additionally, the cracks around openings, doors, and windows appear to be the result of inadequate installation of timber studs during the construction stage.

While these cracks may be noticeable, they are typically considered to be cosmetic issues and do not usually indicate any structural damage. Repairing such cracks can generally be done through minor sanding, filling, and repainting. It is important to have these repair works carried out by a qualified painter or a licensed handyman.

Regular monitoring of all cracks is recommended. If cracks widen, lengthen, or increase in number, it is advisable to contact a building inspector for further assessment.






Finding 3.09

Building:	Main Building
Location:	Kitchen
Finding:	Tap - Water hammer
Information:	This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap. Although water hammer is generally considered to be a minor defect, subsequent

damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.

Finding 3.10

Building:	Main Building
Location:	Lounge Room
Finding:	Ceiling - Water damaged
Information:	Water damage is evident to the ceiling linings in multiple locations within the dwelling, particularly adjacent to external wall junctions and window areas. The damage is characterised by widespread staining, discolouration, bubbling and deterioration of paint finishes, as well as localised cracking and delamination of the plasterboard. In more advanced areas, the ceiling lining shows signs of softening and breakdown, with visible deformation and splitting to the cornice and adjoining surfaces.

The pattern and concentration of staining—particularly at ceiling corners and along the wall/ceiling junction—are consistent with moisture ingress originating from above, most likely associated with defects to the roof covering, flashings, or roof plumbing components. The extent of staining and material deterioration indicates that this is not a recent or isolated event, but rather a prolonged or recurring moisture issue. In some sections, the level of damage suggests that water has penetrated beyond the surface finish and may have affected the underlying ceiling substrate and potentially adjacent framing.

There is also evidence of patch repairs and repainting in some areas, indicating previous attempts to address the symptoms without fully resolving the underlying cause. The presence of darkened staining and possible organic growth further suggests that the affected areas have remained damp for extended periods, creating conditions conducive to mould development and material degradation.

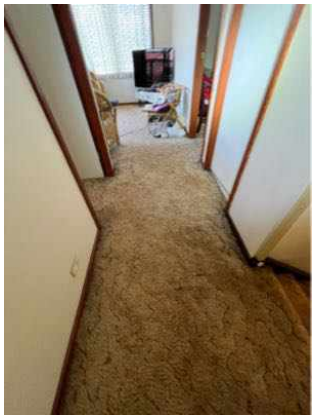
The primary requirement is to identify and rectify the source of moisture ingress. A licensed roofing plumber should be engaged as a matter of priority to carry out a thorough inspection of the roof covering, flashings, valleys, penetrations, and associated drainage systems, and to undertake all necessary repairs to eliminate water entry.

Following confirmation that the leak has been effectively rectified, internal remediation works should be undertaken. This may include removal and replacement of damaged ceiling linings where deterioration is advanced, treatment of any affected framing if required, and reinstatement of finishes by a qualified plasterer and painter. Any mould-affected materials should be appropriately treated or replaced in accordance with health and safety guidelines.

Overall, the condition is considered to be moderate to severe, with a high likelihood of ongoing moisture ingress if not addressed promptly. Immediate action is recommended to prevent further deterioration and potential concealed damage within the roof structure.

Finding 3.11

Building:	Main Building
Location:	All Areas > Upstairs
Finding:	Squeaking Floor
Information:	During the inspection, creaking floors were noted in this area. This often occurs when the timbers are loose, causing friction between the edges of the boards when walked upon. It is recommended that the client consult a handyman or Registered Builder if the creaking intensifies or if the floor becomes excessively bouncy for further assessment and necessary action.



Finding 3.12

Building: Main Building
Location: Roof Exterior
Finding: Roof sheets - Rusted
Information: Metal roofs generally comprise numerous individual sheets, which join and overlap. These intersections are particularly prone to lift at the edge and consequently rust at these points.

Upon inspection of the exterior roofing structure, evidence of rust to these sections was identified. If left unmanaged, these degrading joins can allow water ingress to the internal roofing structures, potentially leading to secondary damage of building elements. Accelerated deterioration of the roofing sheets and any associated building elements is also likely to occur.

A roofing contractor should be appointed immediately to assess the damage to the roofing sheets and to perform remedial works as necessary. Works may include replacement of severely affected roofing sheets or minor works such as the application of rust-retardant surface protectors.

Finding 3.13

Building: Main Building
Location: Roof Exterior
Finding: Gutters - Blocked
Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity.

Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Finding 3.14

Building:	Main Building
Location:	All Areas
Finding:	Deterioration due to fair wear and tears
Information:	Certain forms of deterioration commonly associated with fair wear and tear may not be specifically identified or itemised within this report. Minor cracking to brickwork, mortar joints, render, concrete paving, tiles, plaster linings, and timber beading, along with isolated areas of mortar loss, stiff or tight-operating windows, and similar age-related conditions, are typical of buildings over time and do not necessarily indicate defective workmanship or structural failure.

Some of minor defects other than in the report due to fair and wear and tears are ; cracked concrete paving and tile, opened drainage or inspection point, not latching door handle and minor rattling door due to misaligned strike plate.

In accordance with the pre-inspection agreement, these minor and cosmetic

conditions are generally excluded from reporting unless they constitute a major defect, safety issue, or significant structural concern. As such, the absence of specific reference to these items in the report should not be construed as an indication that they do not exist, but rather that they fall within the scope of accepted fair wear and tear and normal ageing for a property of this type and age.

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
Finding:	Conditions Conducive to Termite Activity
Information:	The following areas and environmental conditions were identified as conducive to termite activity. These conditions increase the risk of concealed termite entry and should be addressed through appropriate maintenance, repairs, improved drainage, additional monitoring, or the installation of a compliant termite management system.

Absence of a Termite Management System

No durable notice or evidence of a termite management system was identified on site. Without a barrier system, the property is at higher risk of concealed termite ingress.

Recommendation: Where no system exists, install a compliant termite management system and retain all documentation for future reference.

Inadequate Hot Water System (HWS) Overflow

The HWS overflow discharges directly to ground, resulting in constant moisture at the building perimeter. Excess moisture provides conditions favourable to termite activity.

Recommendation: Connect the overflow to suitable stormwater drainage to divert water away from all structural elements.

Inadequate Air Conditioner Overflow Drainage

Air conditioner condensation lines discharging near walls can cause damp soil conditions, attracting termites.

Recommendation: Ensure AC overflow pipes are connected to appropriate stormwater drainage.

No Drain to External Tap

External taps without drainage provisions allow pooling at the base of walls, increasing moisture levels.

Recommendation: Install a drainage system or concrete plinth that directs runoff away from the structure.

Drains Not Connected to Stormwater Mains

Unconnected or incorrectly directed drains may cause water to accumulate around footings and foundations.

Recommendation: Confirm all drains are correctly connected to the stormwater system.

Blocked Gutters and Downpipes

Blocked gutters were noted to cause overflow, directing water onto walls and foundations. Excess moisture increases termite attractivity.

Recommendation: Clean and maintain gutters and downpipes regularly.

Old Tree Stumps and Garden Beds

Stumps and garden beds near the dwelling provide both moisture and cellulose, creating ideal termite feeding sites.

Recommendation: Remove decaying stumps and avoid positioning garden beds directly against walls.

Timber in Direct Contact with Ground

Timber structural elements or landscaping timbers in contact with soil absorb moisture and attract termites.

Recommendation: Maintain a separation from ground level or replace with treated or termite-resistant timber.

Timber Fences, Decks, and Landscaping Timbers

Timbers installed directly into soil without separation provide a direct food source for termites.

Recommendation: Use treated or termite-resistant timbers and ensure separation from soil.

Stored Timber and Cellulose Materials

Timber offcuts, cardboard, or loose debris in subfloor or external areas provide an ongoing food source.

Recommendation: Remove all loose timber and maintain the subfloor clear of debris.

Unsealed Articulation Joints

Unsealed movement joints in brickwork may allow concealed entry behind cladding or wall systems.

Recommendation: Seal articulation joints continuously from top to ground level.

Elevated Moisture Meter Readings

Higher-than-normal moisture readings in wall or timber elements indicate hidden moisture sources and increased susceptibility.

Recommendation: Investigate all sources of moisture and undertake immediate rectification.

Overall Recommendations

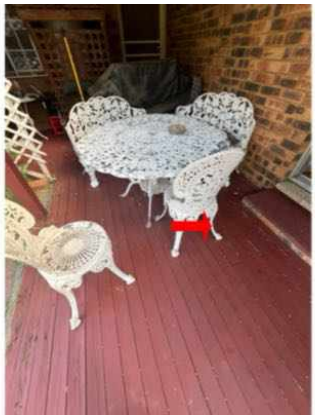
• Rectify all identified conducive conditions through appropriate maintenance and repair.

• Implement routine moisture monitoring and schedule regular timber pest inspections.

• Install or upgrade a termite management system for long-term protection.

• Where mature trees are present, test-drill trees over 100 mm in diameter to assess potential termite activity.

• Where high-risk conditions or concealed areas exist, consider invasive inspection prior to purchase or during further investigation.



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

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- At the time of inspection of 805 Merrylands Rd, Greystanes NSW 2145, the dwelling was found to be in fair overall condition when compared with other properties of similar age and construction, however the building presents with a combination of moisture-related defects, deferred maintenance items, and a high risk of concealed defects due to significant access limitations. The inspection identified no major defect in the accessible areas and no evidence of active termite attack, past timber pest damage, fungal decay, or wood borer activity at the time of inspection, which is a positive outcome. Notwithstanding this, the property should not be regarded as low risk, as the subfloor was inaccessible, the roof void was only partially accessible, and stored items and finishes obscured a substantial portion of inspectable areas, resulting in a high undetected defect risk for both building and timber pest matters.

The most important concern affecting the building is moisture ingress. Water damage was identified to internal ceiling linings, particularly near external wall and window junctions, and the converted garage or entertainment area was found to have significant mould growth associated with prolonged dampness, likely linked to roof leakage, inadequate ventilation, and the nature of the conversion itself. In addition, the roof exterior shows rusting to sections of metal roofing and blocked gutters, and the roof void presents in only fair to poor condition with torn sarking, displaced and contaminated insulation, moisture staining, rodent evidence, and stored materials restricting access and increasing maintenance and fire risk. These issues are consistent with a building that has experienced ongoing water entry and has not been fully rectified at source. In my view, the roof plumbing and roof covering should be treated as priority items, as they are likely contributing to the internal ceiling damage and mould conditions now evident within the house.

Externally, the property also shows several defects associated with age, weather exposure, moisture, and movement. The brick boundary fence is structurally compromised and has already been restrained with metal brackets, indicating prior stabilisation attempts rather than permanent rectification. The rear timber deck was found to be loose and bouncy, which suggests localised deterioration or inadequate support below. Brick pavements are uneven and may present a trip hazard, and the detached entertaining structure to the rear is in a substantially deteriorated condition with ageing roof sheeting, weathered framing, vegetation intrusion, reduced rigidity, and an overall condition that suggests

replacement is more appropriate than piecemeal repair if long-term use is intended. These items are not described as major structural failure in the report, but together they represent a clear maintenance burden and should be allowed for in any decision-making about the property.

Internally, the building generally reflects an older structure on piers and stumps, with several serviceability issues typical of this form of construction. Uneven and squeaking floors were noted, some doors were binding or jamming, and minor cracking was observed to internal linings. On their own, these findings do not establish significant structural failure, but they do indicate movement and ageing within the floor frame and building shell and should be monitored over time. The kitchen tap also exhibited water hammer, which is a plumbing maintenance issue requiring attention. The bathroom recorded minimum moisture readings at the time of inspection, which is encouraging, though the report properly notes that this does not conclusively rule out concealed leakage given the limitations of a visual and non-invasive inspection.

From a timber pest perspective, the absence of active termites or past termite damage in accessible areas is favourable, but the property is still considered moderately susceptible due to numerous termite-conducive conditions. These include the absence of a termite management system, blocked gutters, moisture discharge issues from services, poor drainage provisions, garden beds and stumps near the dwelling, timber elements close to or in contact with ground, stored cellulose materials, and elevated moisture conditions generally. In professional terms, this means the building is not presently showing active infestation in the accessible areas, but the environmental conditions are sufficiently attractive to termites that preventative action should not be delayed. Installation of a compliant termite management system and regular annual inspections remain important recommendations for this property.

In professional summary, 805 Merrylands Rd, Greystanes NSW 2145 appears to be a usable dwelling with no major structural defect identified in the areas that could be inspected, but it is a property that requires meaningful remediation and disciplined maintenance. The building would benefit from prompt attention to roof leaks, gutter blockages, mould remediation in the converted garage area, repair of water-damaged ceilings, review of the deteriorated deck and boundary fence, and proper management of termite-conducive conditions. The biggest issue here is not proven major structural failure in the accessible areas, but rather the combination of ongoing moisture entry, a compromised converted garage environment, deteriorated ancillary structures, and the high likelihood that concealed defects may exist in areas that could not be inspected. For that reason, the property should be approached as fair in overall condition, but with real and immediate repair obligations that should be understood clearly before relying on the apparent presentation alone.

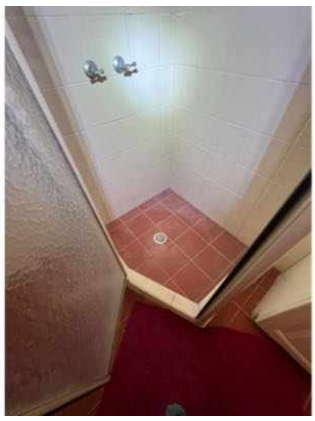
For further information, advice and clarification please contact Steve Ahn on: 0413 377 511

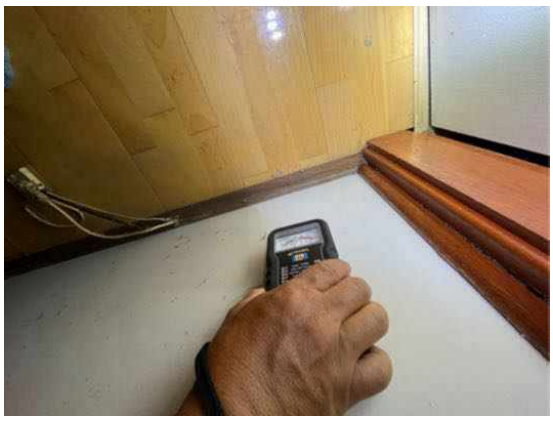
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Bathroom
Finding:	Minimum Moisture Readings Detected
Information:	After assessing the shower recess, the moisture content of the walls within and surrounding the wet area was examined. The readings showed no significant variation between the walls behind the shower and other internal walls, and there were no visible signs of recent moisture-related damage on the surrounding accessible wall surfaces. Based on these findings, the waterproofing system appears to be performing adequately at the time of inspection, with no current evidence of active leakage. However, it must be acknowledged that if the shower has not been used recently, moisture meter readings may not provide an accurate indication of the waterproofing condition. A lack of elevated readings under these circumstances does not conclusively confirm that the shower is free from leaks. It is also important to note that this inspection was conducted using standard visual and non-invasive methods, which have inherent limitations. Such methods cannot reliably detect all types of concealed leaks or membrane failures, particularly those occurring behind wall linings or beneath floor tiles. For a more precise and conclusive assessment, a special-purpose or invasive inspection by a suitably qualified professional is recommended. Until such further investigation is undertaken, the possibility of a leak cannot be entirely ruled out. Furthermore, although no visual evidence of water-related damage was identified, this does not guarantee that moisture ingress has never occurred. Concealed areas may still have been affected in the past, including the potential for timber deterioration or termite-related damage that may no longer be active or visible. Only an invasive inspection would allow the condition of concealed building elements to be fully determined.





Noted Item

Building: Main Building
Location: All Areas
Finding: Note Regarding Mould and Staining
Information: It should be noted that the presence of furniture or stored items within the dwelling may restrict airflow and ventilation, particularly behind such items, creating conditions conducive to condensation and subsequent mould or staining.

The inspection and report do not extend to identifying or reporting on mould or staining that may arise from condensation, occupant habits, or inadequate ventilation practices such as failure to regularly open windows.

Furthermore, surface discolouration or mould on timber components, including window frames and doors, due to a lack of routine cleaning and maintenance, is considered a result of fair wear and tear and is therefore outside the scope of this inspection.

Noted Item

Building: Main Building
Location: Roof Void
Finding: Condition of Building Elements in the Roof Void
Information: The accessible roof void was inspected and found to be in a generally serviceable but poorly maintained condition, with several defects and risk factors noted. The timber

roof framing, including rafters, purlins, and struts, appears to be largely intact with no immediate evidence of significant structural failure; however, there are localised areas of moisture staining and discolouration to some members, which are consistent with past or ongoing water ingress. While no advanced decay or termite damage was clearly identified at the time of inspection, the presence of moisture-affected timbers increases the risk of future deterioration if not addressed.

The sarking/foil insulation beneath the roof covering is torn and deteriorated in multiple locations, with visible openings and sagging sections. In some areas, staining and residue to the sarking indicate previous water penetration. This compromised condition reduces the effectiveness of the moisture barrier and may allow wind-driven rain or condensation to enter the roof space. The bulk insulation (fibreglass batts) is poorly installed, displaced, and contaminated with debris, including organic matter and dust. Sections of insulation appear compressed or disturbed, which significantly reduces its thermal performance. Evidence of rodent activity is also present, including droppings and disturbed insulation, indicating that the roof void has been accessed by pests.

Storage of miscellaneous materials, including loose boards and plastic sheeting, has been noted within the roof void. This not only restricts access for inspection and maintenance but may also contribute to uneven loading on ceiling linings and create additional fire load. Walk boards are present but are inconsistently laid and not securely fixed in all areas, posing a potential safety risk during access.

Overall, the roof void condition is considered fair to poor, with evidence of moisture ingress, insulation disturbance, and pest activity. It is recommended that a licensed roofing contractor investigate and rectify any sources of water ingress, including roof coverings, flashings, and penetrations. Damaged sarking should be repaired or replaced where accessible. Insulation should be reinstalled or replaced to achieve adequate and consistent coverage, and contaminated materials should be removed. Pest control measures are also recommended to prevent further infestation. Regular maintenance and improved housekeeping within the roof space will assist in preserving the condition of the building elements.







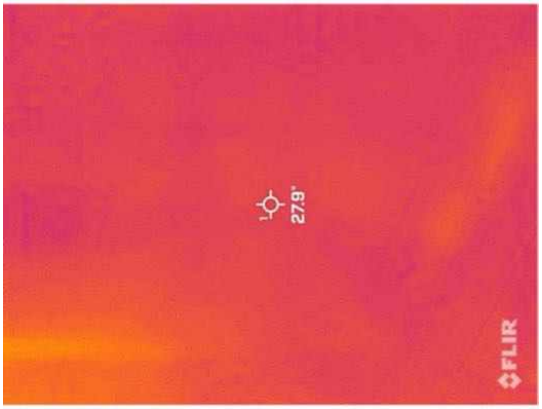

Noted Item

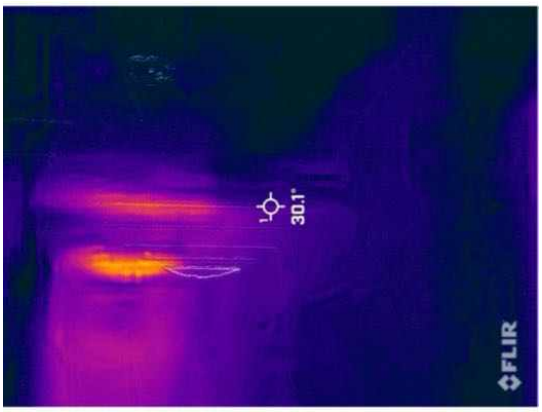
Building: Main Building

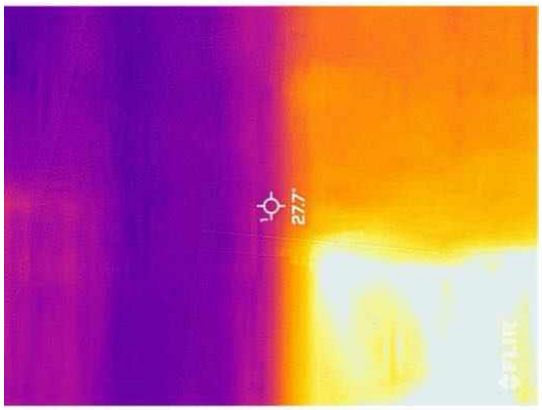
Location: All Areas

Finding: Additional Photos

Information: Thermal imaging camera was used to detect any active water leaks or/ and termite activities in the property. No water leaks or termite activities were found from inspection by thermal imaging camera. Additional photos are attached for general reference.

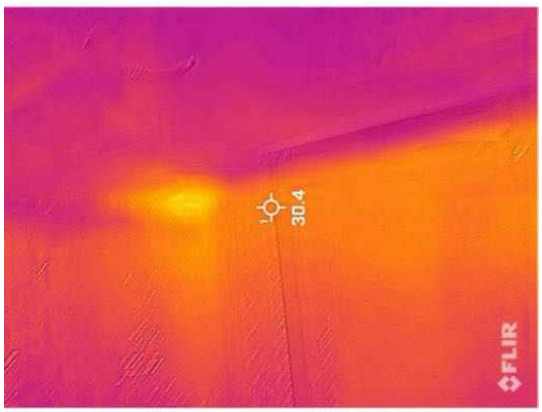






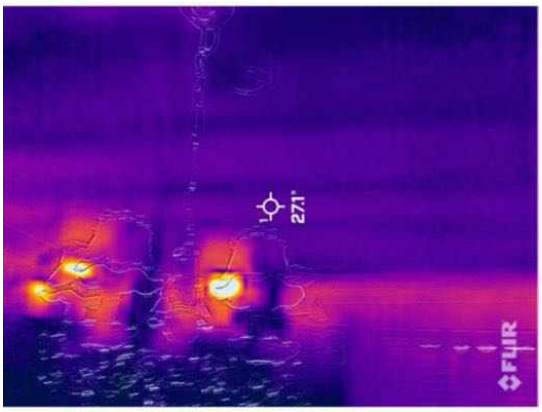

28.9°
FLIR


28.9°
FLIR

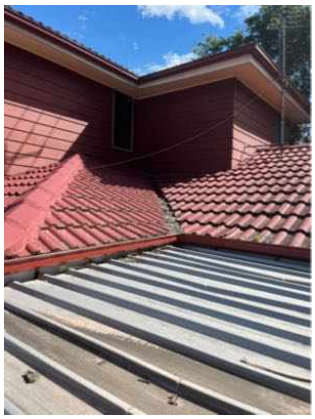

30.4°
FLIR

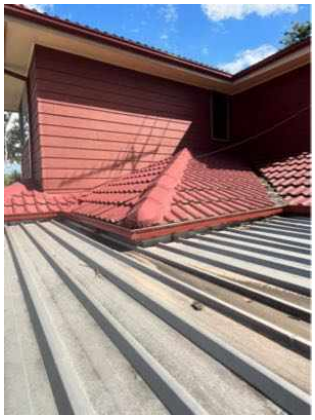

30.4°
FLIR


26.6°
FLIR


27.1°
FLIR


26.2°
FLIR





Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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