



Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Mar 2026

Property Address: 43A Welwyn Rd, Hebersham NSW 2770,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 11 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 43A Welwyn Rd, Hebersham NSW 2770, Australia

Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0450 250 739

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence, Water Tanks, Pergola
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Double
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Inside of the fencing.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be

concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Lack of natural or acceptable lighting
- Mould - Health Hazard
- Overhanging vegetation
- Roof framing - not trafficable
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.
- Vegetation obscured up to 75% of the area for inspection.

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

Finding 1.01

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

Risk:

- **Health Hazards**: Mold growth can pose serious health risks to occupants, particularly those with allergies, asthma, or other respiratory conditions. Prolonged exposure to mold spores can cause respiratory issues, skin irritation, and other allergic reactions.
- **Structural Damage**: Mold can degrade building materials over time, leading to rot and weakening of the structural components such as timber, drywall, and insulation, which can result in costly repairs.
- **Decreased Property Value**: The presence of mold can significantly reduce the value of the property, as it indicates underlying moisture and ventilation issues that need addressing.

Recommendation:

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





Finding 1.02

Building:	Main Building
Location:	All Areas
Finding:	Window child lock missing
Information:	The window in question lacks a child lock mechanism, which poses a potential safety risk to young occupants in the premises. As per Australian Standards windows accessible to children should be equipped with appropriate child safety locks to prevent accidental opening, reducing the risk of falls and ensuring compliance with safety regulations.



Major Defect

Finding 2.01

Building:	Main Building
Location:	Garage
Finding:	Roof void - Suspected water leak
Information:	Suspected water leak in the roof void, as evidenced by the presence of water stains, indicating potential gaps or holes.

Risk:

- Structural Damage: Continuous water leakage can weaken the structural integrity of

the roof and ceiling, leading to potential collapse.

- Mold and Mildew: Persistent moisture can promote the growth of mold and mildew, posing health risks such as respiratory problems and allergic reactions.
- Electrical Hazard: Water intrusion near electrical wiring can create a risk of short circuits, fires, or electrical shocks.
- Insulation Damage: Prolonged exposure to moisture can damage insulation, reducing its effectiveness and increasing energy costs.

Resolution:

A licensed roofing contractor should be contacted immediately to inspect, diagnose, and repair the source of the leak to prevent further damage.







Minor Defect

Finding 3.01

Building: Main Building

Location: All Areas

Finding: Crack in concrete slab - Category 0

Information: A crack coded as Category 0 was identified in the slab. A Category 0 crack is described as a hairline crack, representing insignificant movement of slab from level.

The approximate width of the crack to be considered Category 0 is 0.3mm, or change in offset of less than 8mm when a 3m straight edge is placed over the defect.

No rectification is required at this time. However, all cracking should be monitored over a 12 month period to identify any further damage in the area.





Finding 3.02

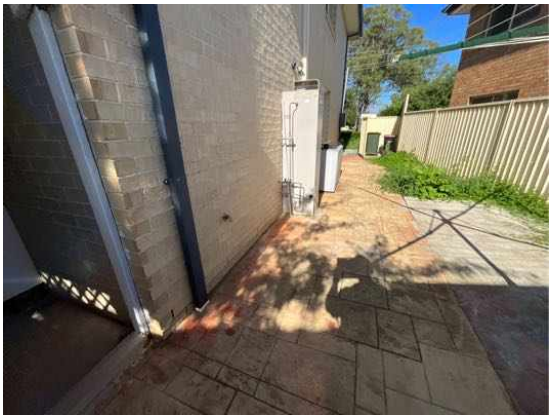
Building:	Main Building
Location:	All Areas
Finding:	Bridging or Obstruction Conducive environment for Termites
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection inspection zone or where termites have a passage, allowing them to bridge the barrier.

Shed, Garden Beds and Timber in direct contact with ground may obstruct a clear visual inspection to the walls and weep holes in this area.

Where bridging has occurred full inspection is prevented and termites may enter a

property in a concealed or undetected manner.

Recommended moving obstructions away from the external walls for further and future inspections.



Finding 3.03

Building: Main Building
Location: Pergola
Finding: Timber - exposed to weather
Information: External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been

painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.



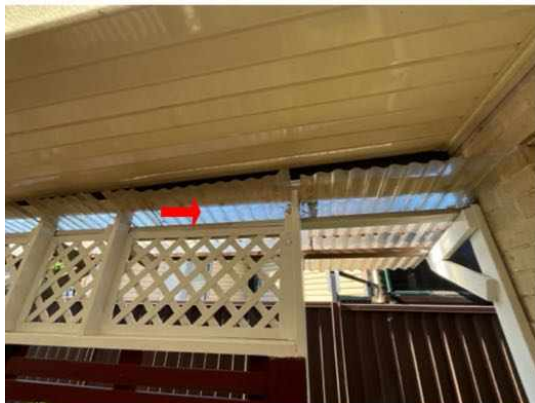


Finding 3.04

Building: Main Building
 Location: All Areas
 Finding: Poor workmanship
 Information: The structure exhibits signs of poor workmanship, evident in various aspects of construction and finishing.

Risk: Poor workmanship poses a range of risks, including compromised structural integrity, potential safety hazards, and a decreased lifespan of the structure. It may also lead to aesthetic and functional issues.

Resolution: A qualified contractor or construction professional should be consulted to assess and address the poor workmanship. They can implement corrective measures to ensure structural soundness, safety, and overall quality of the construction.







Finding 3.05

Building: Main Building
Location: All Areas
Finding: Eaves - water Stained
Information: Water stains are present on eaves, indicating a potential water leak or seepage issue.

Prolonged water exposure can lead to structural damage, mold growth, and compromise the aesthetic appeal of the affected area. Additionally, it may indicate underlying issues that, if unaddressed, can escalate and result in more extensive damage.

A qualified plumber or water damage restoration specialist should investigate and

address the source of the water stains. Repairing leaks, improving waterproofing, and, if necessary, restoring the affected surfaces are crucial to preventing further damage and maintaining the integrity of the space.



Finding 3.06

Building: Main Building

Location: Roof Exterior

Finding: Roof Weathered

Information: Inspection of the roof revealed widespread weathering to the tiled roof surface. The tiles show loss of surface finish, colour fading, and age-related deterioration typical of older roof coverings. Although no significant cracking was noted, weathering can lead to increased porosity, reduced water-shedding capability, and a higher risk of future cracking or displacement during adverse weather conditions.

A licensed roofer should be engaged to undertake a closer inspection, carry out routine maintenance, and replace any tiles that may be compromised. Ongoing monitoring is recommended due to the age and condition of the roof covering.



Finding 3.07

Building: Main Building
 Location: Roof Exterior
 Finding: Blocked Gutters
 Information: Blocked gutters , advised gutter to be cleaned.



Finding 3.08

Building: Main Building
 Location: Behind Front door
 Finding: Wall Gyprock damaged
 Information: Sections of plaster sheeting in this area appear to be damaged .

The most common causes of plaster failure are physical damage and moisture damage. Moisture causes plaster to swell and shrink as the humidity of the air changes, or as a consequence of leaks.

Plaster generally needs chemical re-adhesion or to be screwed back to the substrate, with minor consequent patching and painting required.

Ensure that the general environment is free from physical damage such as door handles in this instance . Appointment of a qualified plasterer is advised in order to complete remedial works as necessary.



Finding 3.09

Building:	Main Building
Location:	All Areas
Finding:	Paint surface - Scratches
Information:	Scratches have been identified on the paint surface, detracting from the overall appearance and quality of the painted surface.

Risk:

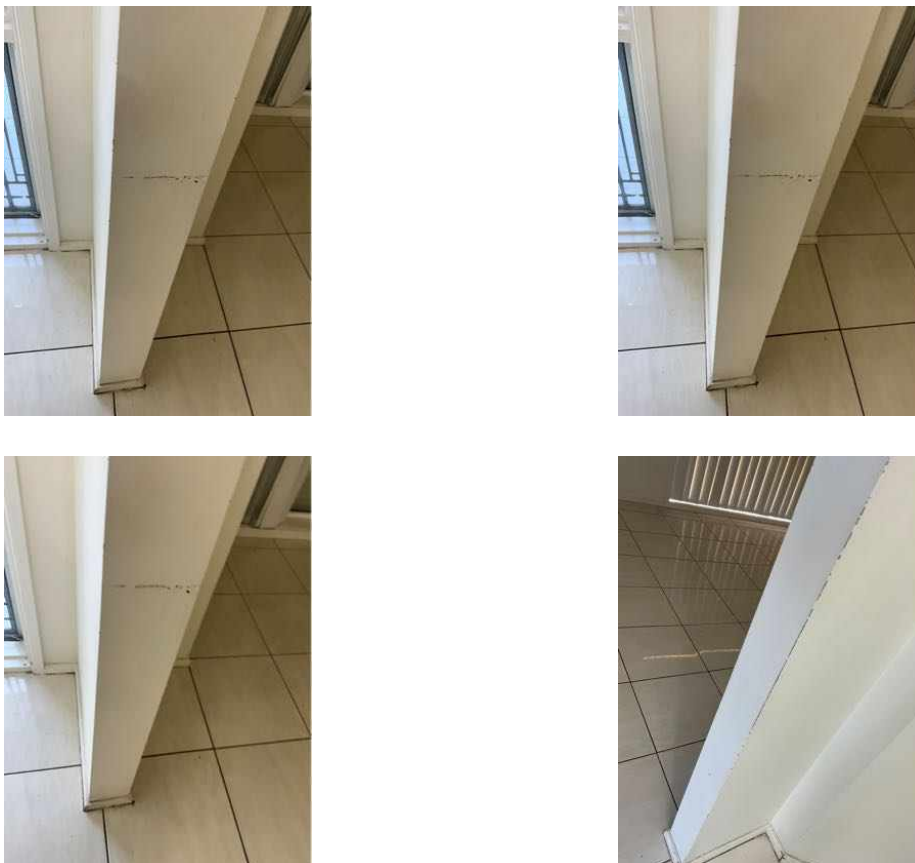
The presence of scratchy paint poses several risks, including:

1. Aesthetic Degradation: Scratches mar the appearance of the painted surface, diminishing its visual appeal and potentially lowering property value.
2. Corrosion Vulnerability: Exposed areas of bare metal due to scratched paint are susceptible to corrosion, leading to structural damage and compromised durability.
3. Environmental Hazards: Scratched paint can release hazardous chemicals into the environment, posing risks to both human health and the ecosystem.

Who Can Fix It:

A qualified painter should address the issue promptly to repair the scratched paint. Depending on the severity of the scratches, repair options may include sanding, priming, and repainting the affected area to restore the integrity and appearance of the paint surface.





Finding 3.10

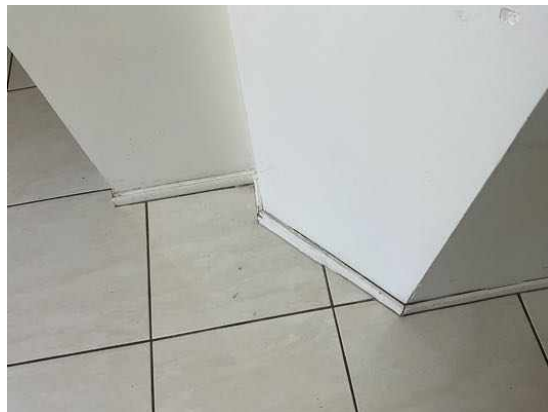
Building: Main Building
 Location: All Areas
 Finding: Skirting board: gaps
 Information: Gapping was observed between the skirting board and wall surface. This appears to be caused by poor installation or seasonal expansion/contraction of materials.

Risk:

- Minor aesthetic concern.
- May allow dust, insects, or moisture ingress if left unsealed.
- If movement continues, it may indicate underlying settlement or moisture-related issues in adjacent flooring or wall structures.

Who Can Fix It:

- A qualified carpenter or handyman should be engaged to reseal, reattach, or replace the affected skirting board section.
- If moisture or structural movement is suspected, further inspection by a licensed builder may be warranted.



Finding 3.11

Building:	Main Building
Location:	Living Room
Finding:	Window Frame Damage and deterioration
Information:	Damage and deterioration were observed to the timber architrave at the top corner of the window frame. The architrave appears broken with exposed timber fibres and a protruding nail/screw noted. This condition is likely due to impact damage or previous removal of fittings. Repair or replacement of the affected section of the window architrave and reinstatement of appropriate fixings is recommended to restore the finish and prevent further deterioration.



Finding 3.12

Building: Main Building
Location: Living Room
Finding: Evidence of excessive moisture - Drywall
Information: Excessive moisture is present at the time of , indicating a potential water leakage issue within the wall.

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

A licensed plumber or a qualified contractor specializing in water damage remediation

should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.



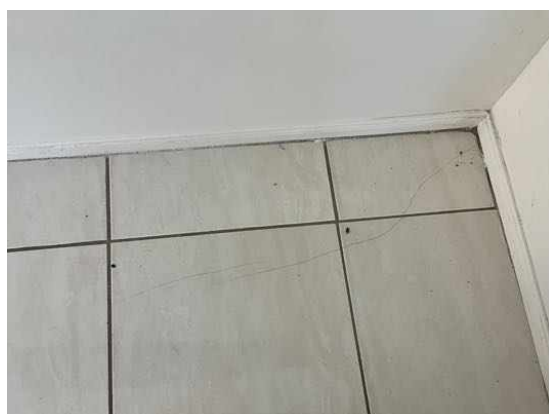
Finding 3.13

- Building: Main Building
- Location: Living Room
- Finding: Floor Tile crack
- Information: A floor tile has a visible crack on the surface.
- Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.



Finding 3.14

Building: Main Building
 Location: Dining Room
 Finding: Tile - Floor Tile Damaged
 Information: A floor tile is visibly damaged, showing a chipped/broken section on the surface.

Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.

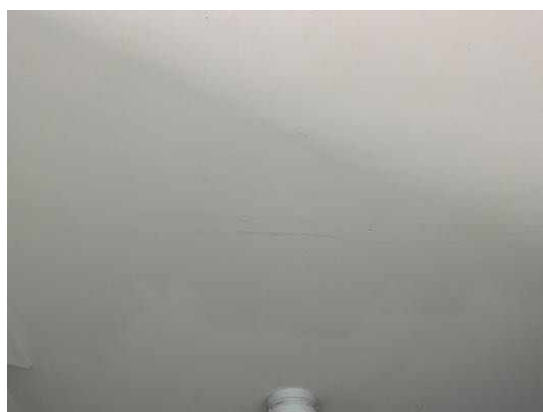


Finding 3.15

Building:	Main Building
Location:	Dining Room
Finding:	Ceilings - Crack (Fine)
Information:	Fine cracks are observed in the ceiling, suggesting potential structural issues or settling.

The presence of fine cracks in the ceiling poses a risk of further structural damage, compromising the integrity of the building. Additionally, it may indicate underlying issues such as foundation problems or insufficient support.

A structural engineer or a qualified contractor should be consulted to assess the cause of the cracks and recommend appropriate repairs. Addressing the underlying issues is crucial to prevent further damage and maintain the safety and stability of the structure.





Finding 3.16

Building: Main Building

Location: All Areas

Finding: Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.





Finding 3.17

Building: Main Building
 Location: Kitchen
 Finding: Silicone Sealant - Detoriated Around Basin
 Information: The silicone seal around the basin has deteriorated, with visible gaps and discolouration noted along the edges.

Risk:

Water penetration through the deteriorated seal may cause damage to surrounding surfaces, promote mould growth, and lead to deterioration of adjacent materials.

Who Can Fix It:

A licensed plumber or qualified handyman should remove the old sealant and reapply a sanitary-grade silicone to ensure watertight protection.



Finding 3.18

Building: Main Building
 Location: Kitchen
 Finding: Damaged cabinetry
 Information: A damaged cabinetry poses a risk of functional issues, reduced aesthetics, and potential further deterioration if left unaddressed.

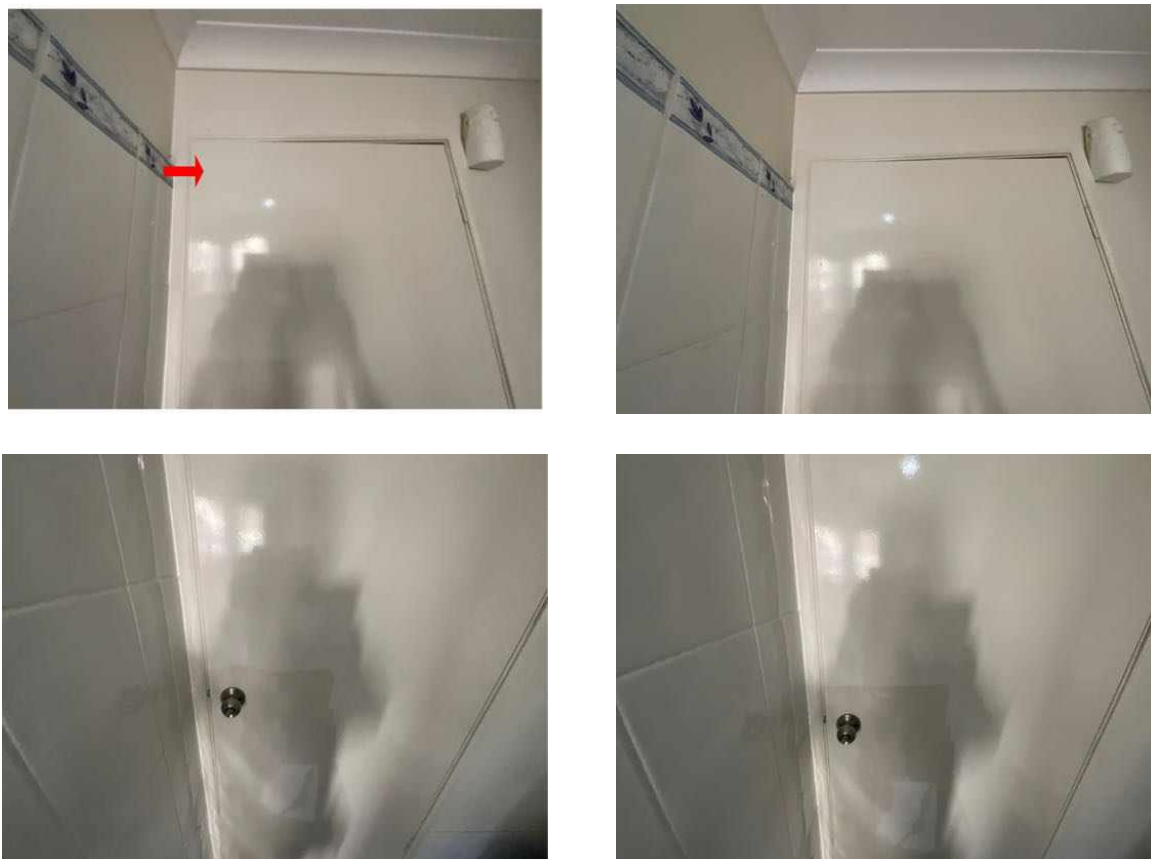
Seeking assistance from a skilled carpenter or cabinet repair specialist is advisable to assess and repair the damaged cabinet door, ensuring proper restoration and maintaining the functionality and appearance of the cabinetry.



Finding 3.19

Building:	Main Building
Location:	Laundry
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues. For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



Finding 3.20

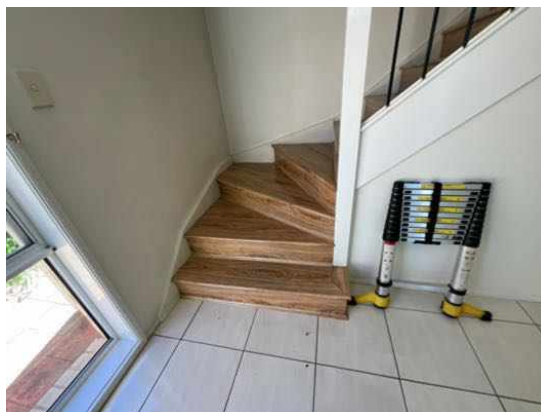
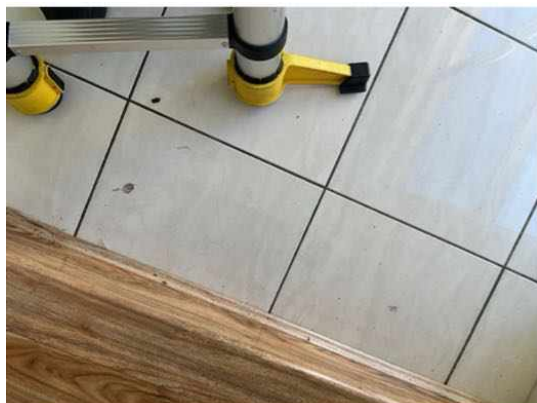
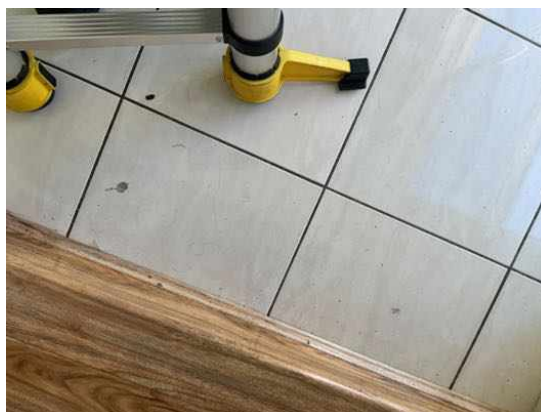
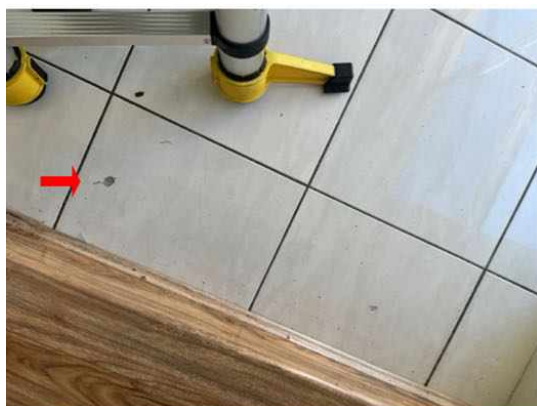
Building: Main Building
Location: Living Room
Finding: Tiles - Chipped
Information: A tile is chipped, creating a sharp edge and an uneven surface.

Risk:

- Injury Risk: The sharp edge of the chipped tile can cause cuts if someone accidentally steps on or touches it.
- Water Damage Risk: If the chipped area becomes larger, water may seep through, potentially damaging the subfloor or causing mold growth.

Who Can Fix It:

- Tiler or Handyman: A professional tiler or a handyman should be contacted to replace the chipped tile or, if feasible, repair it to prevent further damage or injury.



Finding 3.21

Building:	Main Building
Location:	All Areas
Finding:	carpet exhibits visible staining
Information:	The carpet in the property exhibits visible staining, compromising its overall appearance and cleanliness. This defect poses aesthetic concerns and, if left unaddressed, may lead to permanent damage, affecting the property's visual appeal and potentially contributing to indoor air quality issues.

The risks associated with stained carpet include:

1. Permanent Damage: Some stains, if not treated promptly, can become permanent, diminishing the lifespan and visual appeal of the carpet.
2. Aesthetic Impact: Stained carpet negatively impacts the aesthetics of the space, creating an unclean and unkempt appearance.
3. Potential for Odors: Stains may contribute to unpleasant odors over time, affecting indoor air quality and creating an undesirable living environment.

To address stained carpet, it is recommended to:

1. Professional Carpet Cleaning:

- Engage a professional carpet cleaning service to assess and treat the stains using appropriate cleaning methods and solutions.

2. Spot Treatment:

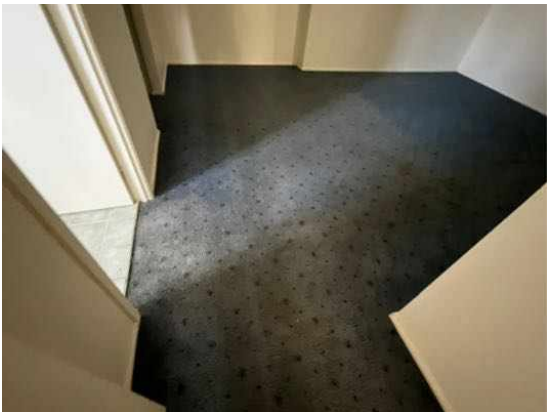
- Identify the type of stain and use suitable spot treatment products or methods to minimize or eliminate the staining.

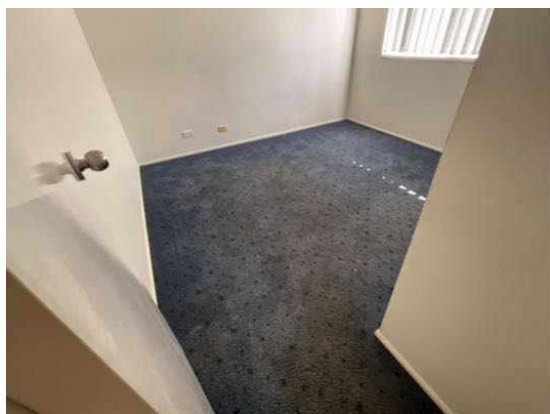
3. Preventive Measures:

- Implement preventive measures, such as regular cleaning and prompt treatment of spills, to maintain the cleanliness of the carpet and prevent future stains.

Timely intervention by a professional carpet cleaning service is essential to restore the carpet's appearance and prevent permanent damage. Regular maintenance practices contribute to the longevity and cleanliness of the carpeted areas in the property.







Finding 3.22

Building:	Main Building
Location:	Bedroom 2
Finding:	A non-functional or broken blind
Information:	A non-functional or broken blind is identified within the property, impairing its functionality and diminishing privacy and light control.

The dysfunctional blind poses a privacy concern and hampers the ability to regulate natural light, potentially affecting the occupants' comfort and security.

A qualified blind repair service or a handyman with expertise in window treatments can address and rectify the non-functional or broken blind, restoring its functionality and contributing to the overall functionality of the space.



Finding 3.23

Building:	Main Building
Location:	Bedroom 2
Finding:	Missing Door Stopper
Information:	The door lacks a stopper, which is essential to prevent the door from swinging too far and potentially damaging the wall or the door handle. The absence of a door stopper increases the likelihood of impact damage to both the door and surrounding surfaces

over time.

Risk Assessment:

- **Damage Risk:** Moderate risk of damage to the door handle, wall, or door itself from repeated impacts when the door is opened forcefully or by a gust of wind.
- **Wear and Tear Risk:** Increased wear on door hardware and hinges due to the potential for abrupt stops without a dedicated stopper.

Recommendation for Rectification:

- **Engage a Handyperson or Carpenter:** A handyperson or carpenter should install a suitable door stopper to prevent excessive door movement. This could be a floor-mounted or wall-mounted stopper depending on the space and door design.

This issue is a minor defect but should be addressed to prevent potential damage and maintain the integrity of the door and surrounding areas.



Finding 3.24

Building: Main Building
Location: Bathroom
Finding: Flaky Paint

Information:

Sections of the paint in this area was found to have deteriorated. Paint deteriorating is generally an indication of excessive moisture in the area that is currently hidden by the painted surface.

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

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



Finding 3.25

Building:	Main Building
Location:	Bathroom
Finding:	Exhaust fan - Not operating
Information:	The exhaust fan in this area appears to be damaged or blocked and is not operating as intended. If left unmanaged, a lack of general maintenance is likely to lead to the development of more significant defects, such as water damage to surrounding building materials from inadequate ventilation. If left unattended for a prolonged period of time, poor ventilation in this area may also be conducive to the development of mould.

Where no secondary damage has developed, the Homeowner may undertake minor cleaning of the area and consider replacement of the exhaust fan. Alternatively, consultation with a Licensed Electrician is required to check for any secondary or concealed damage and consider repair or replacement.

Please be advised that a cabinet maker or qualified carpenter may also be required if water damage has occurred and that an additional specialist mould inspection may be required if severe mould has resulted.



Finding 3.26

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

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

A licensed plumber or a qualified contractor specializing in water damage remediation

should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.





Finding 3.27

Building: Main Building
 Location: Ensuite
 Finding: Evidence of excessive moisture - Drywall
 Information: Excessive moisture is present at the time of , indicating a potential water leakage issue within the wall.

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

A licensed plumber or a qualified contractor specializing in water damage remediation

should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.



Finding 3.28

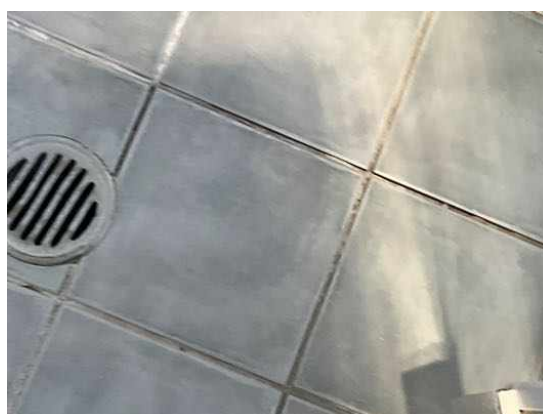
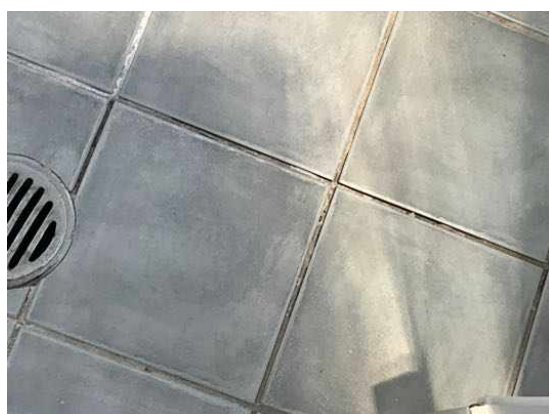
Building:	Main Building
Location:	Ensuite
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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

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



Finding 3.29

Building: Main Building
Location: Ensuite
Finding: Shower - Damp

Information: Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





Finding 3.30

Building: Main Building
 Location: Ensuite
 Finding: Tile - Floor Tile Damaged
 Information: A floor tile is visibly damaged, showing a chipped/broken section on the surface.

Risk / Implication:

The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

Recommended Action / Who Can Fix It:

A licensed tiler should be engaged to remove the damaged tile and install a matching replacement. If spare tiles are unavailable, additional remedial work may be required to blend the repair with surrounding finishes.



Finding 3.31

Building: Main Building
Location: Foyer
Finding: Ceilings - Crack (Fine)
Information: Fine cracks are observed in the ceiling, suggesting potential structural issues or settling.

The presence of fine cracks in the ceiling poses a risk of further structural damage, compromising the integrity of the building. Additionally, it may indicate underlying issues such as foundation problems or insufficient support.

A structural engineer or a qualified contractor should be consulted to assess the cause of the cracks and recommend appropriate repairs. Addressing the underlying issues is crucial to prevent further damage and maintain the safety and stability of the structure.





Finding 3.32

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

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

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





Live Timber Pest Activity

No evidence was found

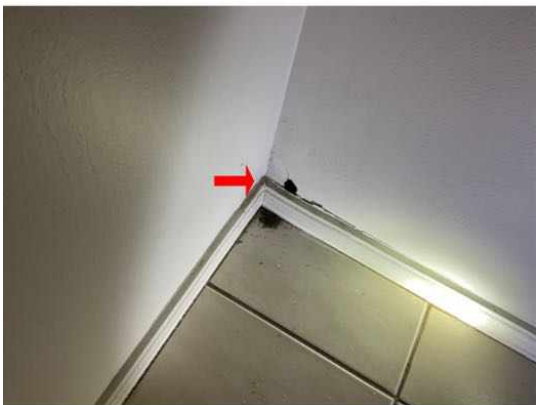
Timber Pest Damage

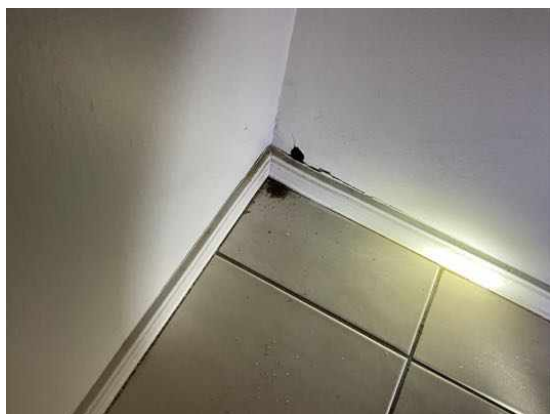
Finding 5.01

Building: Main Building
Location: Dining Room
Finding: Suspected - Timber pest damage
Information: Despite no live termite or timber pest activity being indicated, suspected previous timber pest damage was found to have affected this area. This damage is considered to be inactive at the time of inspection.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen.

A licensed pest controller must be appointed to provide a further invasive inspection.





Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	No Evidence of Termite Management System - Durable notice / Legible Sticker
Information:	The application of a pre & post-construction chemical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice was not placed in the switchboard unit to indicate current termite barriers is legible at the time of inspection.

Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained.



Finding 6.02

Building: Main Building

Location: All Areas

Finding: Slab Edge - Exposure

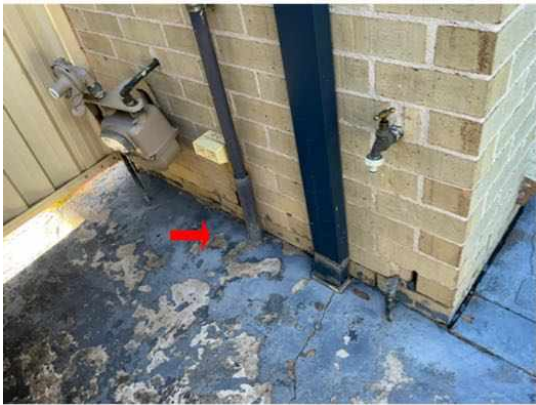
Information: An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack.

Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.

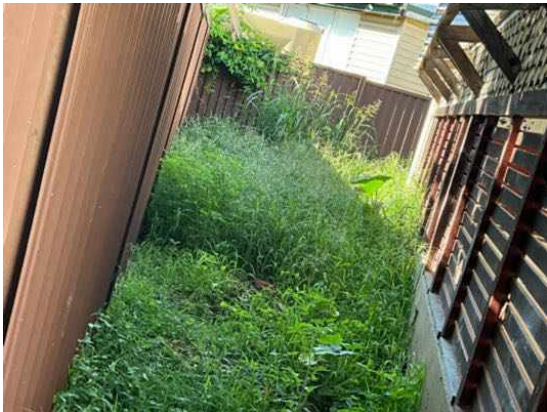
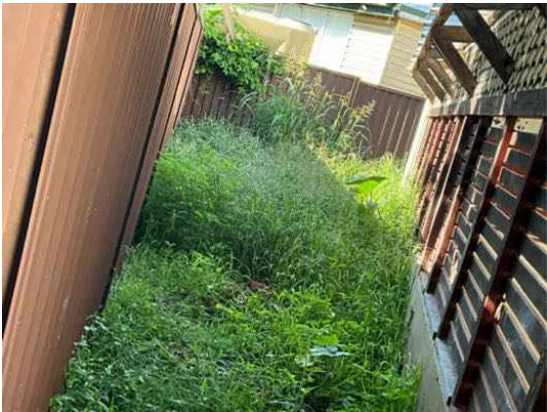


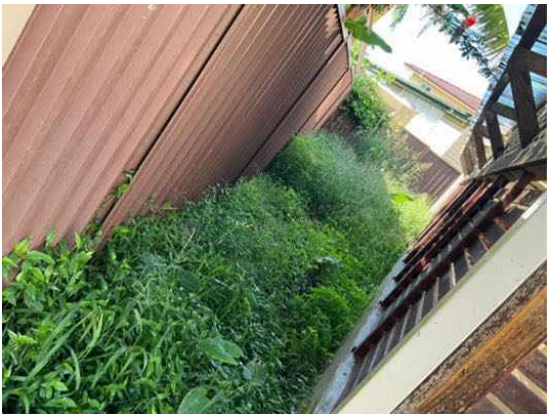


Finding 6.03

Building: Main Building
Location: All Areas
Finding: Dense vegetation around a property can increase the risk of termite infestation
Information: The presence of dense vegetation around a property can increase the risk of termite infestation, as it provides a conducive environment for them. To address this, consider maintaining a clear space between the vegetation and your home. If you suspect a termite issue, it's advisable to consult with a licensed pest control professional for inspection and treatment.







Finding 6.04

Building: Main Building
Location: All Areas
Finding: No Drain under tap
Information: There is no drain installed under the tap, leading to water accumulation and creating conducive conditions for timber pests. This defect needs immediate attention to prevent potential damage and pest infestation.

Risk:

1. Water Accumulation: Without proper drainage, water can accumulate around the base of the tap, leading to persistent dampness in the surrounding area.
2. Timber Pest Infestation: The damp environment created by standing water is highly conducive to timber pests, such as termites and wood borers, which thrive in moist conditions and can cause significant damage to wooden structures.
3. Structural Damage: Prolonged exposure to moisture can lead to wood rot and deterioration of structural timber, compromising the integrity of the building.
4. Health Hazards: Persistent dampness can also promote mold and mildew growth, posing health risks to occupants.
5. Aesthetic Damage: Water stains and damage to finishes and materials around the tap area can detract from the appearance of the building and lead to costly repairs.

Who Can Fix It:

A licensed plumber or a qualified building contractor can address this defect by:

1. Assessment: Evaluating the area to determine the best approach for installing a proper drainage system under the tap.
2. Installation: Installing a drain that effectively channels water away from the base of the tap, preventing water accumulation and dampness.
3. Repair and Prevention: Inspecting and repairing any existing water damage and implementing measures to prevent future water accumulation and pest infestations.

By addressing this issue promptly, you can mitigate the risks associated with water accumulation and timber pest infestation, ensuring the longevity and safety of the building.



Finding 6.05

Building: Main Building
Location: All Areas
Finding: Timber on ground / conducive conditions to termite damage
Information: Timber on the ground is indeed conducive to termite damage. Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation.

To prevent this, it's important to keep timber elevated and away from direct ground contact. Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.





Finding 6.06

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

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

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

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



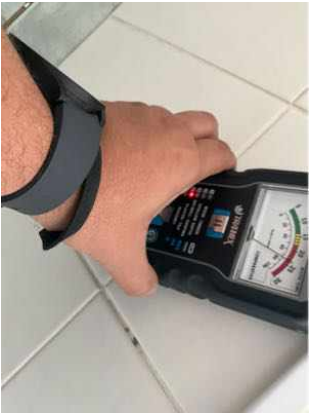
Finding 6.07

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

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

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

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





Finding 6.08

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

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

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

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



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	All Areas
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture

from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- ****Building Inspection Conclusion****

A Building and Timber Pest Inspection was conducted on this property.

The following observations and recommendations have been made:

- A durable notice was not placed in the switchboard unit to indicate the presence of termite barrier.

Suspected Timber pest damage was detected at the property during the inspection. The extent of the damage requires further assessment by licensed pest controller and structural engineer to determine its impact on load-bearing elements.

If the damage is significant, remedial works may be necessary to restore the structural integrity of the property. Additionally, a licensed pest professional should be engaged to inspect and implement appropriate termite management and prevention measures.

- Conducive conditions for timber pest infestation were observed and detailed in the body of the report. To minimize the risk of timber pest infestation, the following recommendations should be adhered to:

1. Conduct visual pest inspections every six to twelve months.
2. Ensure that air conditioning (AC) and hot water system (HWS) overflows are connected to nearby downpipes and drain points, if applicable.
3. Treat any tree stumps in the immediate area with an approved termiticide and have them certified by a licensed pest technician.
4. Remove loose timbers or stored items in contact with the ground in the subfloor area (if applicable)

and around the dwelling perimeter to prevent potential timber pest infestation.

5. Investigate areas of ground dampness and have them treated by a licensed plumber or damp-proofing specialist, especially in areas with inadequate subfloor ventilation.

- The application of a post-construction chemical or physical termite barrier is highly recommended for all properties. For slab-on-ground constructions, a 75mm perimeter visual barrier should be maintained to ensure effective termite prevention and to avoid concealed entry points. If this visual barrier is obstructed, a more invasive follow-up termite inspection is recommended to rule out termite or timber pest presence.

- Termite barriers are highly effective in preventing termite attacks on timber building elements. A durable notice should always be placed in the meter box, detailing the treatment method used and the date of the application.

- A full inspection to AS 4349.3 or AS 3660.2 should be carried out every six to twelve months. Regular inspections do not stop timber pest attacks but help limit the extent of damage by detecting issues early.

At the time of inspection, the brick veneer dwelling was found to be in fair condition when compared to other buildings of a similar age. Several ****Safety, Major and minor defects**** were identified in the report.

Significant items requiring immediate attention have been noted and will require relevant professional services to clarify and perform further works. While some maintenance items may seem minor at present, they have the potential to escalate into major issues if left unaddressed.

Several obstructions impeded the inspection, and it is recommended that these be removed, followed by a further inspection to ensure a more thorough assessment of the property.

For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

Section D Significant Items

The following items were noted as - For your information

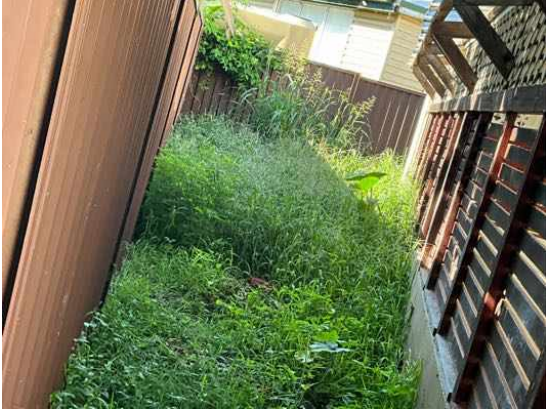
Noted Item

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













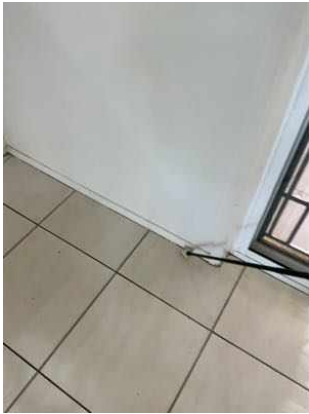
Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference













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.