Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Feb 2026

Property Address: 60 Park Rd, Sydenham NSW 2044, 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:	Wed, 11 Feb 2026
Modified Date:	Thu, 12 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	60 Park Rd, Sydenham NSW 2044, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Adam Ahmed Ph: 0450 250 739 Email: Lidcombe@jimsbuildinginspections.com.au
	Advanced Diploma of Building Surveying - CPCSS00004
Company Name:	Jim’s Building Inspections Lidcombe
Company Address and Postcode:	Lidcombe 2141
Company Email:	Lidcombe@jimsbuildinginspections.com.au
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, Semi-Detached
Company or Strata title	Unknown
Floor	Subfloor
Furnished	Furnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Garage, Driveway
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Floorboards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Full Brick
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.

- Inside of the fencing.

- Roof Exterior - Part

- Subfloor due to lack of access.

- 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

- Areas of low roof pitch preventing full inspection

- Areas of skillion or flat roof - no access

- 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.

- Ceiling linings

- Evidence of recently painted walls or ceilings

- Evidence of remedial cleaning may result in lower levels of contaminant being detected.

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- External concrete or paving

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Lack of natural or acceptable lighting

- Lack of suitable access or entry point

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

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

- Vegetation covered approximately 25% 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:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.








Major Defect

Finding 2.01

Building:	Main Building
Location:	All Areas
Finding:	Brickwork - Cracking in External Wall
Information:	The external wall displays several cracks, some of which follow a stepped pattern, indicative of movement within the structure. The cracks appear to vary in width, and some may be deep enough to compromise the weatherproofing of the wall, potentially allowing water ingress. These cracks suggest either settlement of the foundations, shrinkage, or thermal expansion/contraction of the building materials.

Risk Assessment:

• Structural Risk: While the cracks may not indicate immediate danger of structural collapse, they pose a moderate risk by allowing further movement or deterioration over time. If left unattended, these cracks may widen, leading to more severe structural instability.

• Water Ingress Risk: There is a high risk of water ingress through the cracks, which could cause internal damage such as mold growth or moisture damage, especially during heavy rainfall.

• Safety Risk: If the cracks continue to propagate or are symptomatic of more significant underlying issues (e.g., foundation movement), there could be a moderate to high risk to the structural integrity of the building.

Recommendation for Rectification:

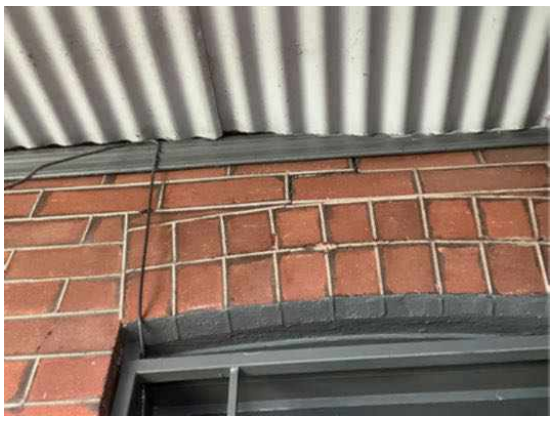
• Engage a Structural Engineer: A structural engineer should be consulted to assess the underlying cause of the cracks, particularly if there is suspicion of foundation movement or structural weakness.

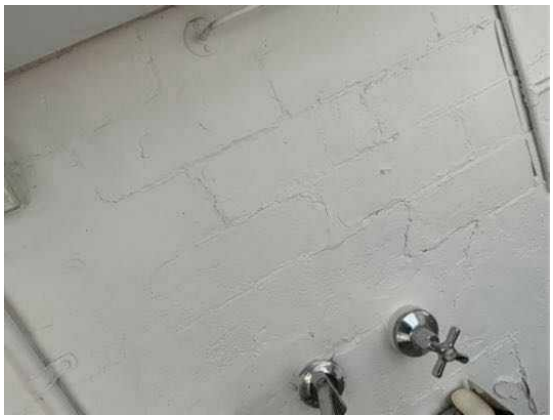
• Repair by a Licensed Builder: Once the cause is identified, a licensed builder

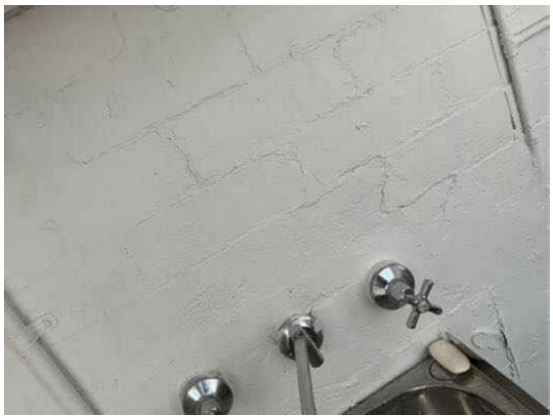
experienced in masonry work should undertake the necessary repairs. This may involve crack stitching, mortar repair, or even foundation stabilization if required.

• Monitor for Further Movement: Ongoing monitoring of the area should be conducted to check for further cracking or movement.

This defect could be classified as a major defect in accordance with Australian Standard AS4349 if the structural movement is confirmed and the cracks are found to be indicative of more severe underlying problems. If the cracks are cosmetic, it may be considered a minor defect but still requires prompt attention.











Finding 2.02

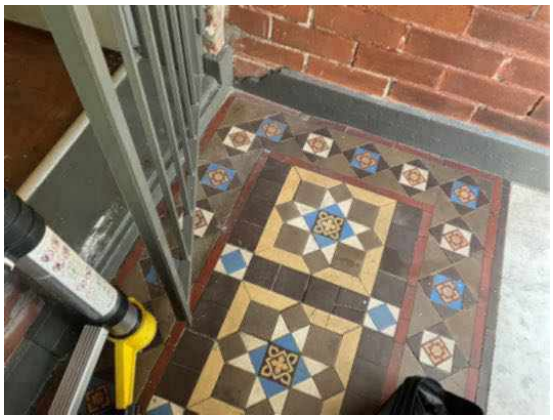
Building:	Main Building
Location:	All Areas
Finding:	Uneven & damaged floor tiles
Information:	Uneven & damaged floor tiles were observed on the tiled surface.

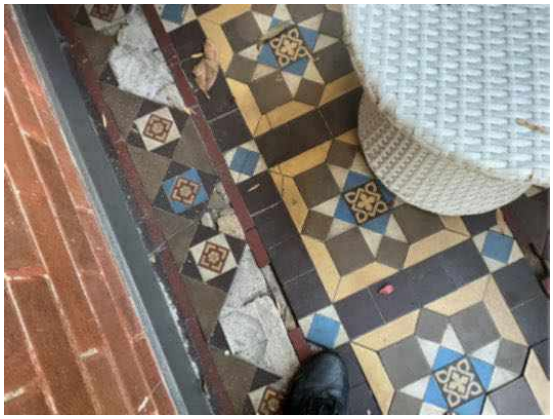
Risk:

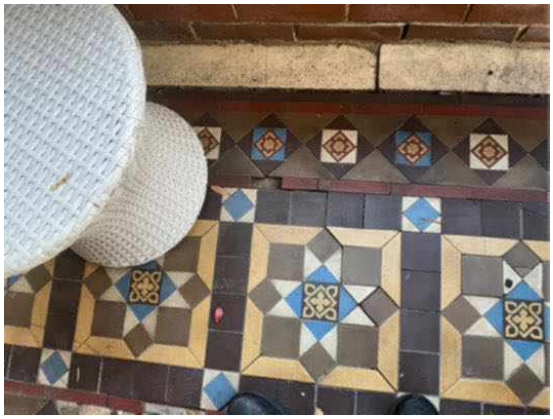
Uneven tiles present a trip hazard, particularly in high-traffic or outdoor areas, and can lead to personal injury. They may also contribute to water pooling and long-term deterioration of the tile adhesive or substrate.

Who Can Fix It:

A licensed tiler or builder should be engaged to assess and rectify the affected tiles, which may involve lifting and re-laying the tiles or re-levelling the substrate to meet current building tolerances.







Finding 2.03

Building:	Main Building
Location:	All Areas
Finding:	Noticeable Cracking in Concrete Slab
Information:	Noticeable cracking has been observed in the concrete slab, failing to meet the required construction and quality standards.

Observations:

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- Cracks are visible on the surface and may extend through the depth of the slab.

- Evidence of improper curing or inadequate reinforcement leading to cracking.

Impact and Risks:

The presence of noticeable cracks in the concrete slab can result in:

- Compromised structural integrity of the slab, potentially leading to failure under load.

- Water ingress through cracks, causing corrosion of reinforcement and further weakening the structure.

- Potential trip hazards and aesthetic issues, reducing the overall value and safety of the property.

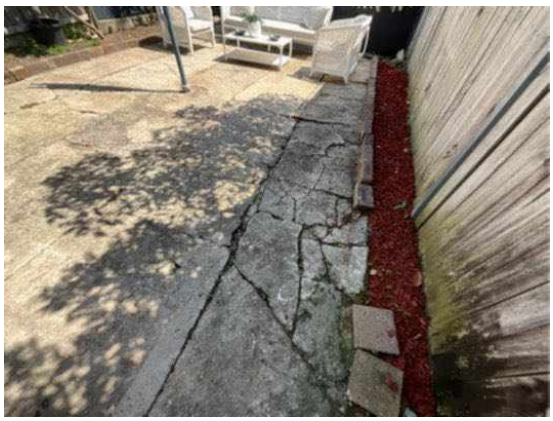
- Increased maintenance and repair costs due to ongoing deterioration.

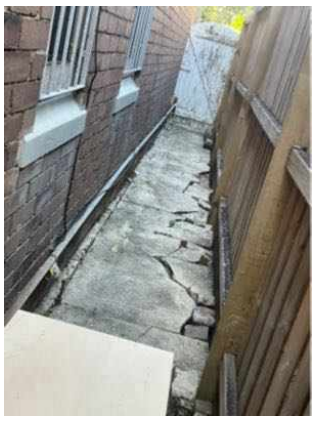
Who Can Fix It:*

- A structural engineer should be engaged to assess the extent of the cracking and recommend appropriate repair methods.

- A licensed contractor or concrete repair specialist should carry out the recommended repairs under the guidance of the structural engineer.

A detailed inspection should be conducted post-repair to confirm compliance with the required standards and to ensure that the structural integrity of the concrete slab has been restored.





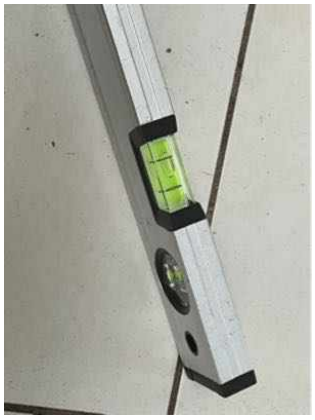
Finding 2.04

Building:	Main Building
Location:	All Areas
Finding:	Uneven / Out-of-Level Internal Flooring
Information:	The internal flooring within the inspected area was observed to be out of level and uneven underfoot. Variations in floor levels can indicate structural movement, which may be associated with foundation settlement, reactive soil movement, or deterioration and/or subsidence of supporting subfloor stumps and bearers.

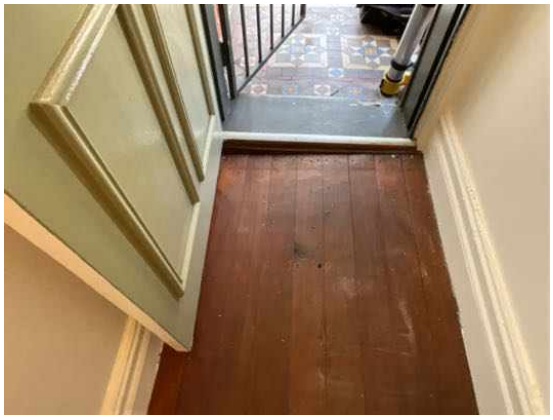
Uneven flooring may also place stress on wall linings, door frames, windows, and internal finishes, and can worsen over time if underlying structural movement continues.

Given the nature of this defect, a further invasive inspection of the subfloor area is strongly recommended to assess the condition of stumps, bearers, joists, and footings. Access limitations during a visual, non-invasive inspection may prevent full assessment of structural elements.

Repairs, if required, would typically involve re-levelling and/or re-stumping works and should be carried out by a suitably qualified and registered builder experienced in structural rectification works. In some cases, structural engineer assessment may also be required to determine the extent and cause of movement prior to rectification.





Finding 2.05

Building:	Main Building
Location:	All Areas
Finding:	Roof Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof was not in a fair condition. While weathering of the roof is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

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






Finding 2.06

Building:	Main Building
Location:	All Areas
Finding:	Rot weakening the timber structure
Information:	Cracks and signs of wood rot have been observed, weakening the timber structure. The deterioration could be due to moisture exposure, aging, or insect infestation, compromising the structural integrity of the timber.

Risk:

- **Structural Instability:** The cracks and wood rot can compromise the load-bearing capacity of the timber, potentially leading to structural failure or collapse, especially in

load-bearing walls, beams, or frames.

- **Safety Hazard:** Weakening of the timber structure increases the risk of accidents, such as falling debris or collapse, posing a danger to occupants.

- **Progressive Damage:** If left unaddressed, wood rot can spread, further degrading the timber and accelerating the risk of structural failure.

- **Pest Infestation:** Wood rot can attract pests such as termites, which may cause additional damage.

Who Can Fix It:

A structural engineer or professional carpenter should be contacted to assess the extent of the damage. Depending on the severity, repairs may involve replacing the affected timber sections, treating the wood with preservatives, or reinforcing the structure. If there is extensive rot, a specialist in wood restoration or pest control may also be required to prevent further decay or infestation.





Finding 2.07

Building:	Main Building
Location:	Toilet (WC)
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 2.08

Building:	Main Building
Location:	All Areas
Finding:	Rusty Gutters
Information:	The gutters exhibit signs of rust, including corrosion and discoloration, compromising their functionality and aesthetics.

Risk: Rusty gutters pose several risks, including reduced water drainage efficiency, potential water damage to the building's exterior and foundation, and aesthetic degradation. Corrosion weakens the structural integrity of the gutters, making them prone to leaks, cracks, and eventual failure. Inadequate water drainage can lead to water pooling around the foundation, causing erosion, moisture infiltration, and potential structural damage over time. Additionally, rust stains may detract from the curb appeal of the property, impacting its overall appearance and value.

A qualified gutter repair or maintenance professional should be engaged to address the issue. They can assess the extent of rust damage, recommend appropriate repair or replacement options, and perform necessary repairs to restore the functionality and integrity of the gutters. Depending on the severity of the rust, repairs may involve cleaning, sanding, patching, or replacing corroded sections of the gutters. Additionally, they may apply protective coatings or install gutter guards to prevent future rust formation and prolong the lifespan of the gutters. Regular gutter maintenance, including cleaning and inspection, can also help prevent rust and ensure optimal performance.

Finding 2.09

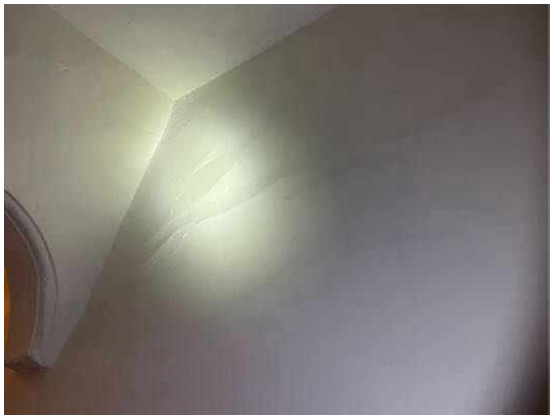
Building:	Main Building
Location:	All Areas
Finding:	Poor workmen ship

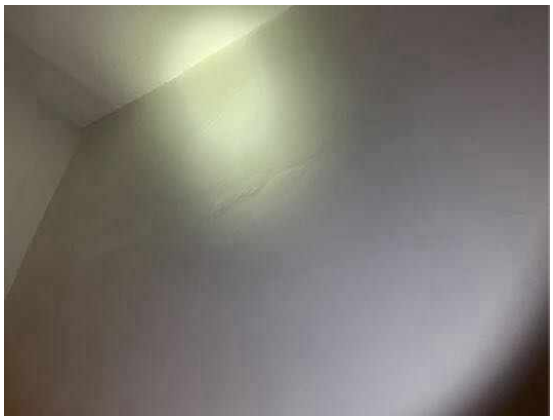
Information:

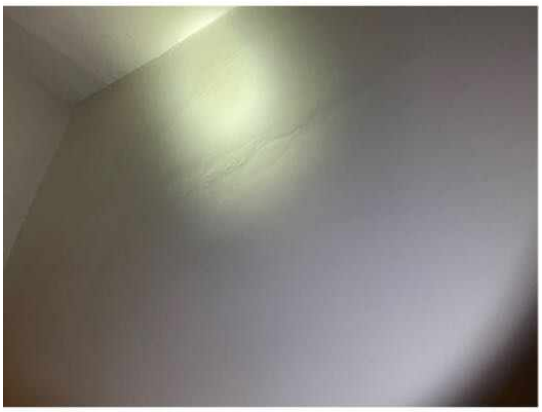
The structure exhibits signs of poor workmanship, evident in various aspects of construction and finishing.

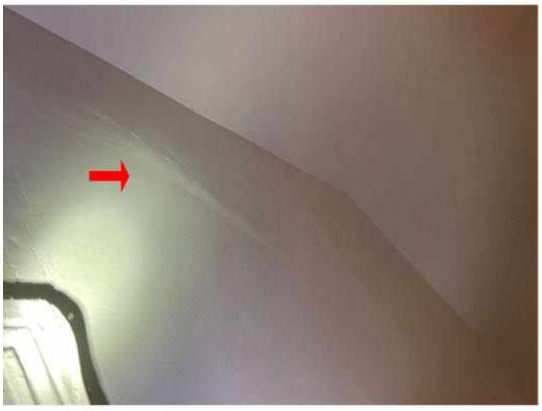
Risk: Poor workmanship poses a range of risks, including compromised structural integrity, potential safety hazards, and a decreased lifespan of the structure. It may also lead to aesthetic and functional issues.

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 2.10

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 2.11

Building:	Main Building
Location:	Roof Void
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:	Roof Exterior
Finding:	Flashing deteriorated
Information:	The flashing installed between the timber frameworks and the panels of the building is deteriorated. This deterioration includes visible corrosion, gaps, and cracks, which compromise the effectiveness of the flashing in preventing water ingress.

Risk:

1. Water Ingress: Compromised flashing can lead to water penetration causing moisture to infiltrate the building envelope.

2. Structural Damage: Continuous exposure to moisture can lead to timber rot, weakening the structural integrity of the timber framework and surrounding materials.

3. Mold and Mildew Growth: Moist conditions promote mold and mildew growth, which can cause health issues for occupants and further damage building materials.

4. Insulation Damage: Water ingress can damage insulation, reducing the building's energy efficiency and increasing heating and cooling costs.

5. Aesthetic Issues: Water staining and damage can affect the building's appearance, potentially lowering property value and requiring costly repairs.

Who Can Fix It:

A licensed and qualified roofer with experience in flashing installation and repair should be engaged to address this issue. The contractor will:

1. Assess the extent of the deterioration.

2. Remove the damaged flashing.

3. Install new, properly sealed flashing to ensure water tightness.

4. Inspect adjacent areas for any signs of water damage and repair as needed.

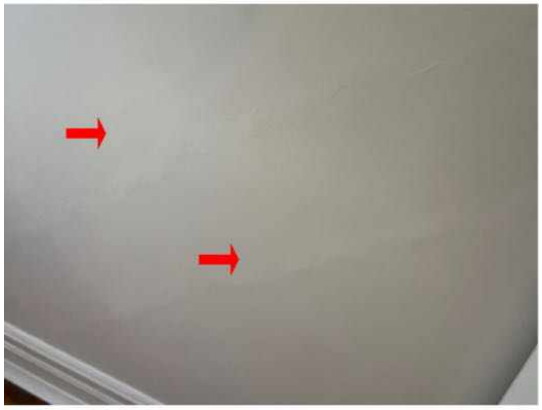
Ensuring that the flashing is correctly repaired will help maintain the building's structural integrity and prevent future water-related issues..

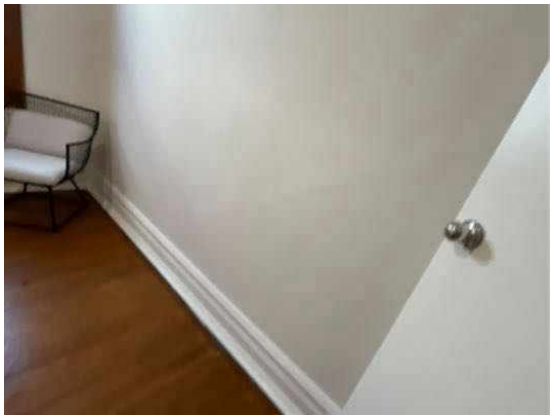
Finding 3.02

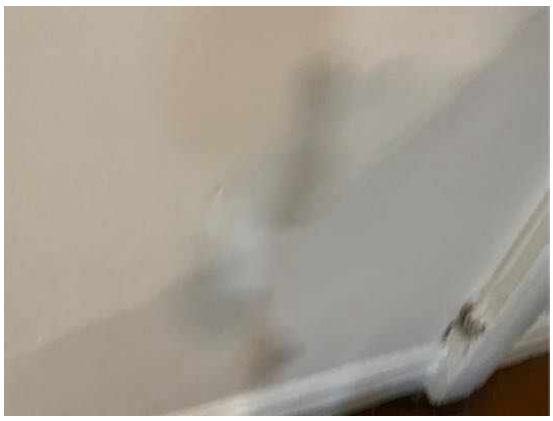
Building:	Main Building
Location:	All Areas
Finding:	Poor workmen ship
Information:	The structure exhibits signs of poor workmanship, evident in various aspects of construction and finishing.

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 3.03

Building:	Main Building
Location:	Yard - Side
Finding:	Perimeter Paving - Insufficient Fall
Information:	The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.

Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Shower base - Water pooling
Information:	Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.

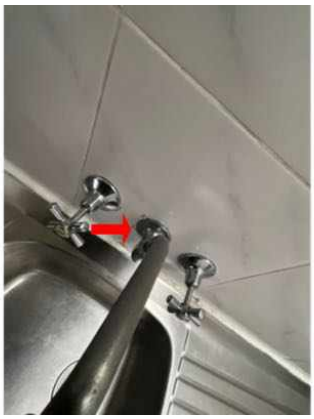
Finding 3.05

Building:	Main Building
Location:	Kitchen
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.06

Building:	Main Building
Location:	Kitchen
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 3.07

Building:	Main Building
Location:	All Areas
Finding:	Excessive Moisture – Skirting Boards
Information:	At the time of inspection, excessive moisture readings were detected to the skirting boards. This condition is inconsistent with normal dry internal conditions and indicates ongoing or intermittent moisture exposure to the wall base and adjoining building elements.

Likely Causes:

- Rising damp due to an ineffective or bridged damp-proof course (DPC)
- Moisture ingress from external ground levels, inadequate falls, or poor drainage
- Plumbing leaks within walls or adjacent wet areas
- Prolonged condensation or poor ventilation

Risks:

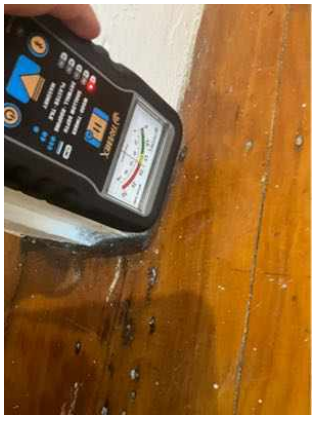
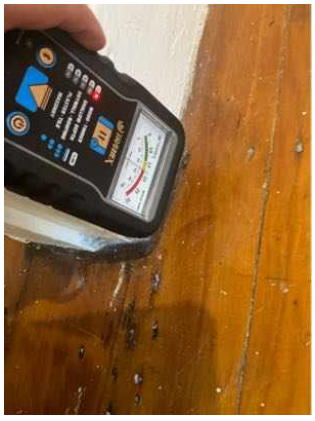
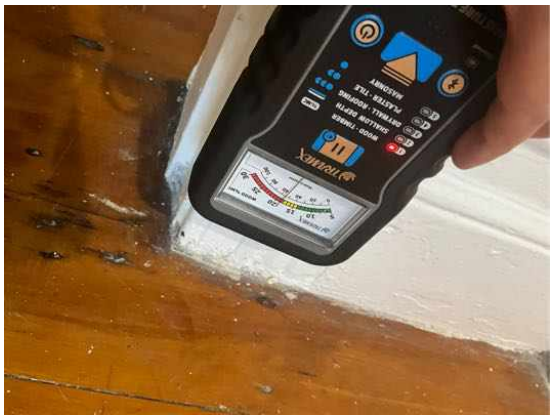
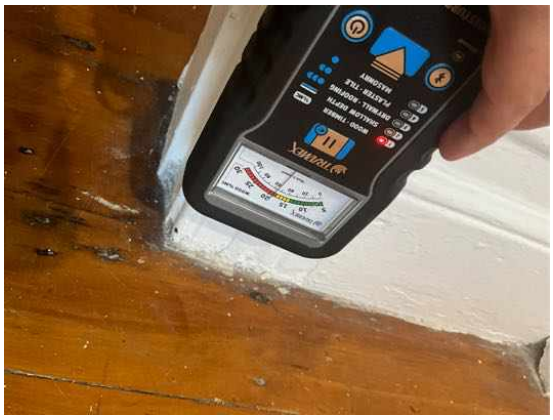
- Deterioration of skirting boards and wall linings
- Potential mould growth affecting indoor air quality
- Concealed damage to framing and finishes if left unaddressed

Recommendation:

Further investigation by a licensed builder and/or plumber is recommended to determine the source of moisture. Rectification may include improving drainage, addressing damp-proofing, repairing leaks, and replacing affected materials once moisture issues are resolved.





Finding 3.08

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance. Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required. Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Garage
Finding:	Evidence of termite damage
Information:	Despite no live termite or timber pest activity being indicated, suspected previous termite 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:	Front porch
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.

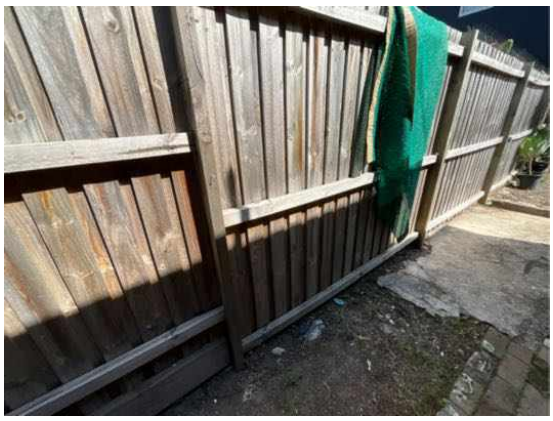
A durable notice was not placed in the switchboard unit to indicate current termite barriers is legible at the time of inspection.

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:	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 6.03

Building:	Main Building
Location:	Toilet (WC)
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 6.04

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 6.05

Building:	Main Building
Location:	Kitchen
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 6.06

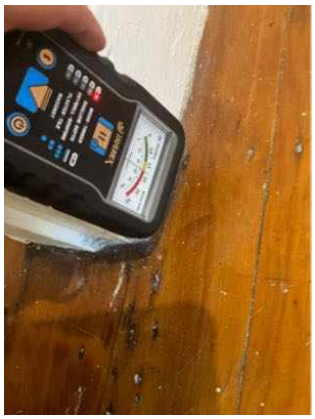
Building:	Main Building
Location:	All Areas
Finding:	Excessive moisture - Conducive to Timber pest
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

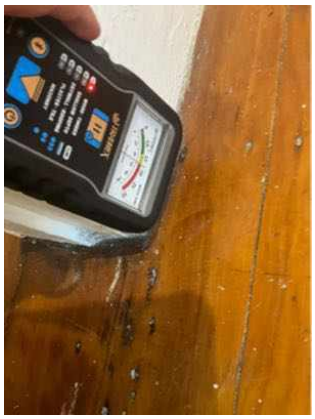
Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

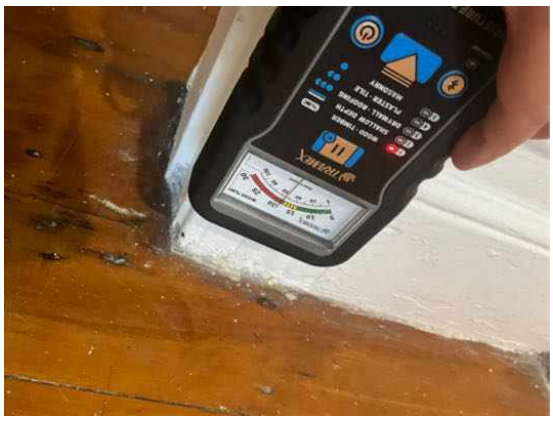
If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

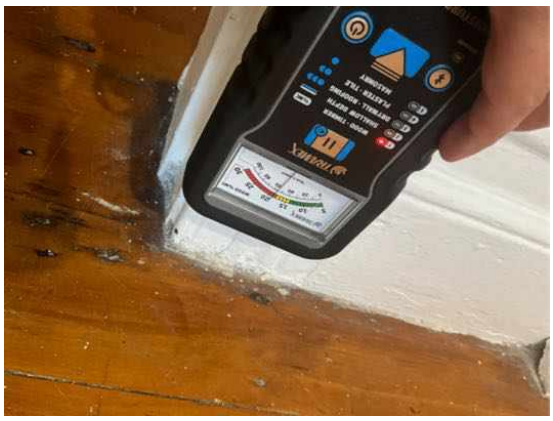
Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be

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

- Asbestos Inspector

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Structural Engineer

- 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, Termite damage was detected at the property during the inspection.

It is essential that the client seeks further information from the vendor or real estate agent regarding the condition and maintenance of the termite management systems. Alternatively, advice should be sought from a licensed pest controller to verify if the conditions were maintained as per the label.

- 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 full brick dwelling was found to be in fair condition when compared to other buildings of a similar age. However, several **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.

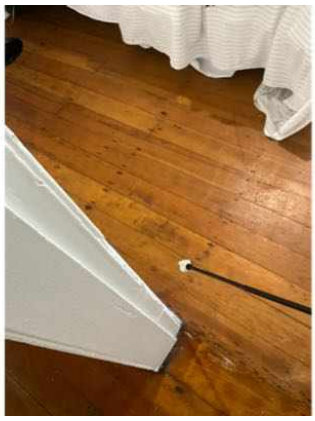
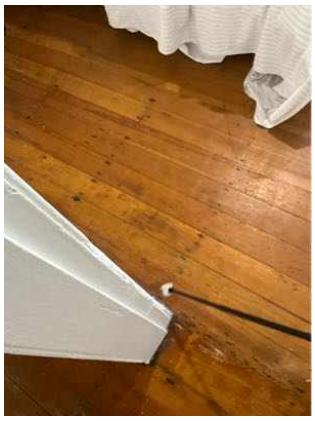
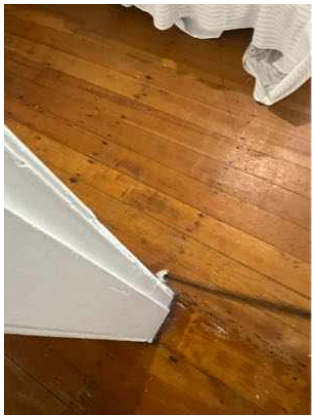
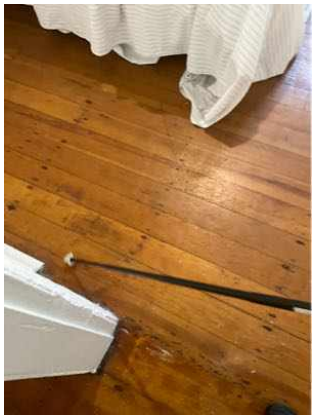
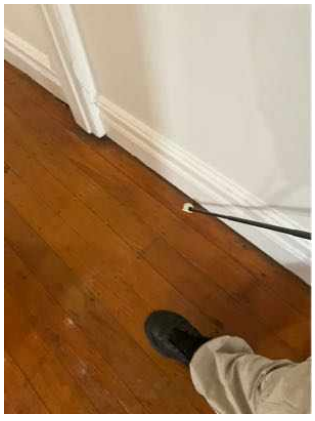
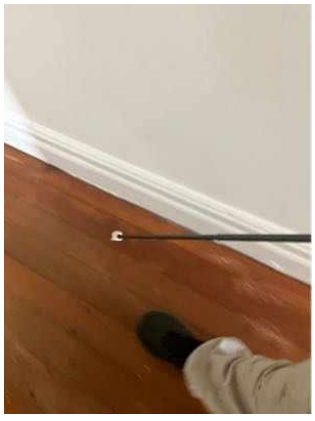
For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

Section D Significant Items

The following items were noted as - For your information

Noted Item

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







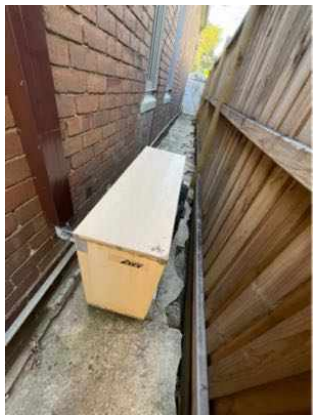

Noted Item

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.














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.