



Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 126 Dartford Rd, Thornleigh NSW 2120,
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: Tue, 27 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 126 Dartford Rd, Thornleigh NSW 2120, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Steve Ahn Ph: 0413 377 511
Email: Wentworthville@jimsbuildinginspections.com.au

99825C

Company Name: Jim's Building Inspections (Wentworthville)

Company Address and Postcode: Ashfield 2131

Company Email: Wentworthville@jimsbuildinginspections.com.au

Company Contact Numbers: 0413 377 511

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Part Slab and Part Subfloor
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	
Other Building Elements	Driveway, Carport, Fence - Post and Rail Construction, Footpath, Garage
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Timber Framed, Tiled, Pitched
Storeys	Split Level
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
- Fencing
- Interior
- Roof Exterior - First Floor Only
- Roof Void
- Slab Edge
- Stumps
- Subfloor
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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

- 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
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Roof framing - not trafficable
- Rugs
- Sarking
- Solar Panels
- Stored items
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Deterioration caused by Fair and Wear and Tear
Information:	Certain forms of deterioration commonly associated with fair wear and tear may not be specifically identified or itemised within this report. Minor cracking to render and internal wall linings, natural variations in timber flooring such as squeaking or movement, minor door misalignment or rattling during operation, and similar age-related conditions are typical in buildings of this type and do not necessarily indicate defective workmanship or structural failure.

In accordance with the pre-inspection agreement, these minor and cosmetic conditions are generally excluded from reporting unless they represent a major defect, safety issue, or significant structural concern. Therefore, the absence of specific reference to every crack, floor noise, or minor door adjustment in the report should not be interpreted as an indication that they are not present, but rather that they fall within the category of normal wear and tear expected in an established property.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

No evidence was found

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

- Following the completion of the building and timber pest inspection at 126 Dartford Rd, Thornleigh NSW 2120, the property was found to be in overall good condition when compared to others of similar age and construction type.

No major structural defects, active timber pest activity, or timber pest damage were identified in the areas inspected. The minor issues noted, such as isolated creaking floors and typical maintenance considerations, are common in residential properties and do not indicate any significant structural or pest-related concerns.

The roof void and subfloor inspections revealed that the timber framing, insulation, ventilation, and service installations are generally sound and well-maintained, with only minor housekeeping improvements recommended to optimise performance.

Moisture readings in wet areas were within normal parameters, with no visible evidence of active leaks. Conditions conducive to timber pests were minimal and typical of established homes, easily managed through routine maintenance.

Overall, the property presents as well cared for, with no urgent repairs required at the time of inspection. With ongoing maintenance and periodic inspections in accordance with Australian Standards, the property should continue to perform well.

It should be noted that this report reflects the property's condition at the time of inspection and has limitations as it only covers detectable areas.

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Conditions Conducive to Termite
 Information: During the inspection, several conditions commonly found in residential properties were noted that may, over time, contribute to an environment conducive to termite activity if left unaddressed. These are typical in many homes and do not indicate active termite presence but highlight areas where general maintenance or preventative measures would be beneficial.

* Absence of a Termite Management System: No visible evidence of a current termite management system was observed at the time of inspection. This is not unusual, particularly in established homes. As a precaution, installation of a termite management system may be considered in accordance with AS 3660 for added protection.

* General Moisture-Related Items (e.g., HWS and Air Conditioner Overflow): Minor overflow drainage from hot water systems and air conditioning units was noted. These are common features in residential dwellings and can be easily managed by ensuring proper discharge to appropriate drainage points.

* Taps and External Drains: Occasional unconnected or unprotected taps were noted. Ensuring that external taps are adequately drained is a simple maintenance task that helps manage moisture near the building perimeter.

* Gutters and Downpipes: Some blocked or debris-filled gutters were identified. Regular gutter cleaning is standard home maintenance and helps prevent water overflow and pooling near foundations.

* Slab Edge and Weep Hole Visibility: Some areas had limited slab edge exposure or partially obstructed weep holes due to landscaping or render. This is common and can be easily rectified to maintain visibility for future inspections.

General Recommendation: □ The conditions identified are typical of residential dwellings and can be readily managed through routine maintenance. No evidence of active termite activity was found at the time of inspection. To ensure continued protection of the property, it is recommended to maintain good site drainage, remove timber debris, and consider installing a termite management system as a precautionary measure. Regular inspections in accordance with Australian Standards are also advisable.



Noted Item

Building: Main Building
 Location: Bathrooms
 Finding: Minimal Moisture Metre Readings
 Information: After conducting an assessment of the shower recess, the moisture content of the walls in and around the shower was examined. The results indicated that there was no significant difference in moisture readings between the walls behind the wet area and other walls, and there were no visible signs of recent water damage on the surrounding walls that could be inspected.

Based on these observations, it can be assumed that the waterproofing of the shower is sound and there is currently no evidence of any leakage. However, it is important to

note that if the shower has not been used recently, moisture readings may not be a reliable indicator of any leaks.

It should also be noted that the visual inspection carried out may not be able to detect leaks under all circumstances. Therefore, if a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, it is recommended to continue with the assumption that the shower may leak until further confirmation can be obtained.





Noted Item

Building: Main Building

Location: Roof Void

Finding: New Timber Beams

Information: During the inspection, several new timber beams were discovered in the roof voids. It is unclear why these beams were installed, but it is important to determine whether they were added to address structural issues or to address a termite infestation. It is crucial to confirm the reason for their installation and the repair method used to ensure compliance with current regulations.

If the beams were added due to a termite infestation, it is important to verify that the property now has a preventive termite management system in place. It is also necessary to investigate whether there is any structural inadequacy in the hidden timber beams, especially those within the walls.

Further investigation is recommended to determine the cause and method of repair for the new timber beams to ensure the safety and structural integrity of the property.



Noted Item

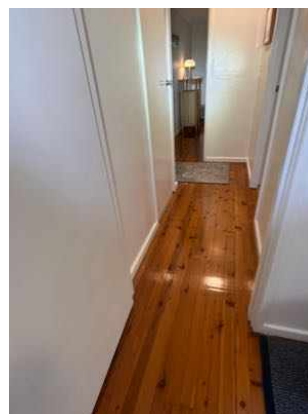
Building: Main Building

Location: All Areas

Finding: Uneven Flooring

Information: The internal flooring within this area exhibits minor unevenness along with some isolated squeaking under foot traffic. These characteristics are commonly observed in dwellings of this type and age and are generally associated with normal, long-term settlement and seasonal movement of the building rather than any defect of a structural nature. Such conditions are typical in older homes and, in isolation, do not indicate an immediate or significant structural concern.

It is recommended that the area be monitored over time to confirm ongoing stability. Where the flooring levels and squeaking remain consistent over a period of several months, this would reasonably indicate that the movement is historic and has stabilised. Should any noticeable increase in unevenness or noise be observed in the future, a more detailed assessment of the subfloor structure may be considered as a precautionary measure only. Any minor adjustments, if ever required, can be readily addressed by a suitably qualified professional experienced in re-stumping or subfloor maintenance.



Noted Item

Building: Main Building

Location: Roof Void

Finding: Condition of Building Elements in the Roof Void

Information: Upon completion of the inspection of the roof void at the subject property, the timber

roof framing was observed to be in sound structural condition with no visible signs of significant deterioration, fungal decay, or termite damage.

Ceiling insulation is generally well distributed, providing adequate thermal coverage, although some areas may benefit from minor repositioning to optimise performance.

Sarking is present beneath the roof sheeting, offering an additional moisture and thermal barrier.

Ducting for the AC system is installed and appears intact, with no obvious breaches noted.

Electrical cabling is generally neat, with no apparent safety concerns visible within the accessible areas at the time of inspection.

It should be noted that minor dust accumulation and small debris in sections of the ceiling void are typical for properties of this nature and age and do not indicate any immediate concern.

Overall, the condition of the roof void elements inspected is consistent with well-maintained properties, with no significant defects detected at the time of inspection. This assessment reflects the condition of accessible areas only, and limitations apply where inspection access was restricted.







Noted Item

Building: Main Building
 Location: Subfloor
 Finding: Condition of Building Elements in the Subfloor
 Information: Upon completion of the subfloor inspection, the timber floor framing was observed to be in serviceable condition with no visible evidence of significant structural deterioration, fungal decay, or termite activity in the accessible areas.

The bearers and joists appear sound and well-supported on a combination of brick and steel piers.

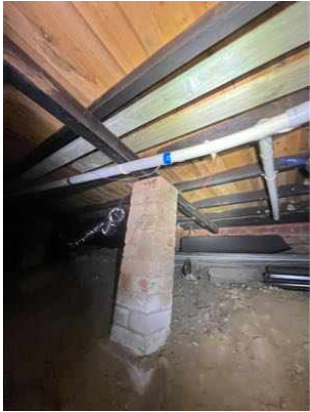
Ventilation openings are present, assisting in airflow throughout the subfloor space, which is important for moisture management.

Some minor surface dust, cobwebs, and general debris were noted, which are typical for a subfloor environment and do not indicate a defect.

Plumbing and ductwork installations are adequately positioned and appear functional, with no visible active leaks or damage at the time of inspection.

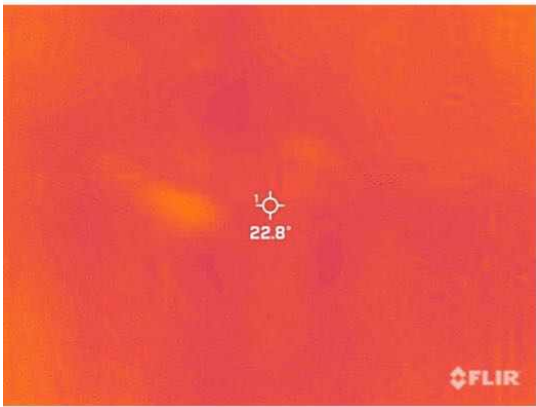
Overall, the subfloor structure is consistent with a property that has been reasonably maintained, and no significant concerns were evident during the inspection of the accessible areas.

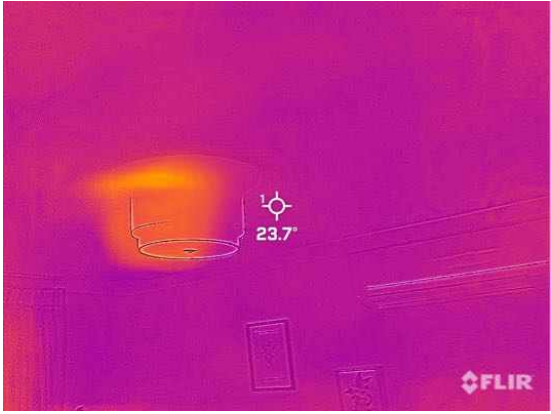
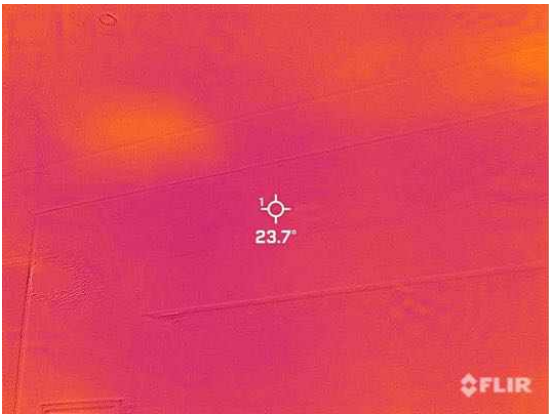




Noted Item

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







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.