



Building and Timber Pest Inspection Report

Inspection Date: Tue, 13 Jan 2026

Property Address: 23 Langland St, Tumbarumba NSW 2653,
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, 13 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 23 Langland St, Tumbarumba NSW 2653, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Vince McLindon Ph: 0490 970 459
Email: Albury@jimsbuildinginspections.com.au

Company Name: Jim's Building Inspections Albury

Company Address and Postcode: Thurgoona 2640

Company Email: Albury@jimsbuildinginspections.com.au

Company Contact Numbers: 0490 970 459

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 good condition with minor defects identified.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
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Company or Strata title	No
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Floor	Concrete
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Furnished	Unfurnished
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No. of bedrooms	4
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Occupied	Unoccupied
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Orientation	West
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Other Building Elements	Garage, Fence - Fabricated Metal Fence, Driveway, Shed
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Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Skirting Boards, Landscaping Timbers and Construction, Window Frames, Weatherboards
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Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
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Storeys	Single
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Walls	Brick Veneer (Timber Framed)
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Weather	Fine
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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.

- Interior
- Exterior
- Landscaping Timbers
- Outbuildings
- 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:

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Wall exterior due to obstructions.
- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part

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:

- Ceiling linings
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Duct work
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Landscaping
- Overhanging vegetation
- Pipework
- Sarking
- Stored items
- Vegetation
- 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: **Medium**

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: **Medium**

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

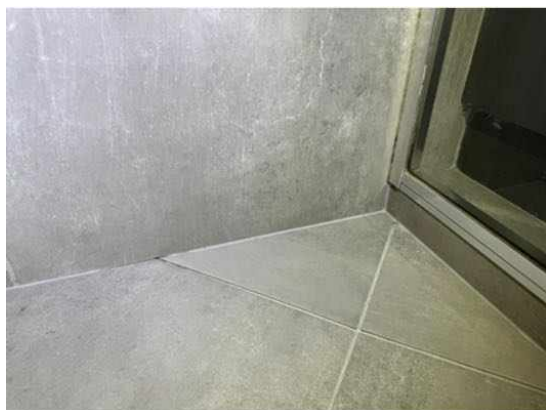
Location: Tiled Areas

Finding: Sealant / grouting - deteriorated or missing & Cracked Tiles

Information: It appears that the sealant and grout has deteriorated in some tiled areas, a common defect in buildings of a similar age. A minor crack was also noted to the shower tiling, which can allow for moisture ingress behind the tiles, if neglected.

Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property. Recommend engaging a licensed tiling contractor, to provide maintenance works.





Finding 3.02

Building: Main Building
 Location: Cornice, Patio
 Finding: Plaster - Cracking
 Information: There appears to be minor cracking in some areas of the cornice & patio ceiling. Cracking of this type is common in buildings of a similar age. It is advised that the client monitor these areas.

Should cracking widen, lengthen, or become more numerous, the client should consult with their building inspector for further evaluation.



Finding 3.03

Building: Main Building
 Location: Garage
 Finding: Cracking - Garage Slab
 Information: Minor cracking was identified in the garage slab. Cracking in concrete slabs is common, and can be caused by general movement of the footings over time or "settling" of the building after construction.

The client should monitor the cracking. Should the cracking of the garage slab widen, lengthen or become more numerous, a structural engineer should be engaged for

further evaluation.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	External Areas
Finding:	Bridging of physical termite barrier
Information:	Bridging occurs where ground levels or items against the building conceal termite entry by bypassing termite management systems. A 75 mm clearance beneath weep holes and physical termite barriers is recommended to allow for early detection. In some areas around the building, finished ground levels reduce this clearance, creating bridging points and allowing for concealed termite entry.

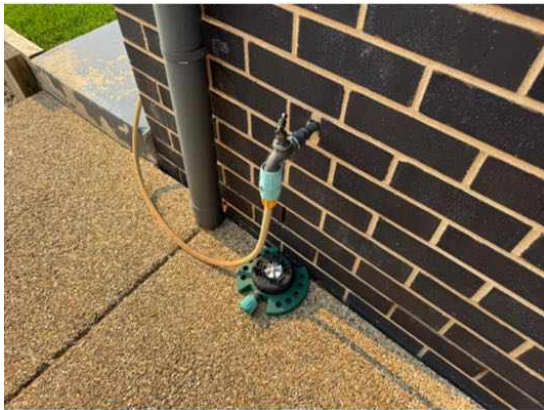
These areas should be regularly inspected by a qualified inspector, and where feasible, external ground levels should be lowered to reinstate an adequate inspection zone. Recommend consulting with a landscaping contractor to provide further advice.



Finding 6.02

Building: Main Building
 Location: All external areas
 Finding: Potential Water pooling - against property
 Information: Potential areas of water pooling around the perimeter of the property were identified. Where insufficient drainage of taps, weep-holes, and garden beds against the house are present, water pooling is likely to occur, and can create areas conducive to timber pests.

Recommend consulting with a licensed plumber and/or landscaping contractor to provide further advice.





Finding 6.03

Building: Main Building
 Location: Ensuite Bath Tap
 Finding: Tap - Leaking
 Information:

It appears that the ensuite bath tap was leaking at the time of inspection. This is a relatively common defect that is consistent with general ageing of the building element. Areas of leaking create an environment conducive to termite activity & water pooling in the area. Recommend engaging a licensed plumber, to provide maintenance works.

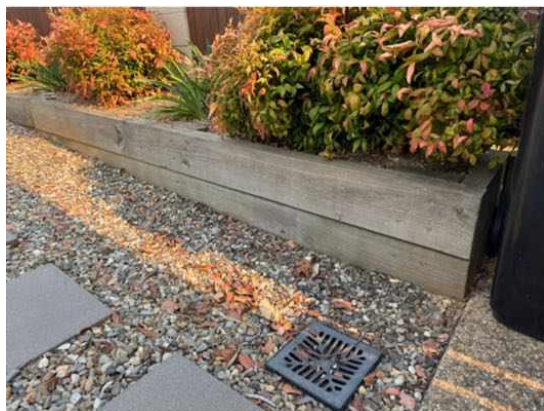


Finding 6.04

Building: Main Building
 Location: All External Areas
 Finding: Timber in direct ground contact - conducive to termites
 Information:

Where timber materials are in direct contact with the ground and consequently moisture, they become conducive to termite activity. The landscaping timbers create an environment conducive to termite infestation.

Where feasible, any timbers in direct contact with the ground are recommended to be removed and/or inspected frequently to reduce the risk of termite infestation & detect any early signs of termite activity.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

Finding 8.01

Building:	Main Building
Location:	Fence
Finding:	Evidence of wood borer damage identified (powder-post)
Information:	Evidence of previous Lyctus Borer (powder-post beetle) damage was identified at but not limited to the base of a fence panel. Wood borer damage is generally considered superficial damage to the affected timber. As no live wood borer activity was identified treatment is not required.



Section D Significant Items

D4 Further Inspections

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

- Licensed Plumber
- 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

- Compared to other buildings of a similar age, the visual inspection of the timber framed, brick veneer dwelling at the time of inspection was in a good condition. All findings have been noted in the body of the report.

A physical termite barrier has been installed. Minimum 12 monthly termite inspections, conducted by a qualified termite inspector are recommended.

Some bridging points were identified around the building including but not limited to attachments directly against the building, and areas where the weepholes are blocked by external ground levels. Where feasible, it is recommended that the external ground level will be lowered to allow for sufficient inspection zone and weep-hole drainage. Recommend consulting with a landscaping contractor to provide further advice.

All areas of cracking should be monitored to identify any further movement. Should cracking lengthen, widen, or become more numerous, a structural engineer should be engaged for further evaluation.

Other findings include but are not limited to:

- Ensuite bath tap appears to be leaking. Recommend engaging a licensed plumber to provide maintenance works.
- General weathering identified to front timber cladding. Recommend licensed painter to provide maintenance works.
- Areas of deteriorated / missing sealant & grout were noted, and a minor crack identified to the shower tiling. Recommend engaging a tiling contractor to provide maintenance works where necessary.

Maintenance work items needing attention may be performed at the client's discretion. Works should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and, if feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Vince McLindon on: 0490 970 459

Section D Significant Items

The following items were noted as - For your information

Noted Item

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







Noted Item

Building: Main Building
 Location: Pavement, Patio Slab
 Finding: Cracking & Deterioration - Pavement
 Information: It was noted there is cracking in areas of the pavement and patio slab. Cracks in the pavement are a common occurrence in houses of a similar age.

Recommend that the client monitor the cracking. A licensed concreter can be engaged at clients discretion, should cracks widen, lengthen, or become more numerous.





Noted Item

Building: Main Building
Location: Patio & Entry Ceiling, Lounge Room Skirting
Finding: Staining Present
Information: It appears that water staining was present at, but not limited to, the patio & entry ceiling and to the lounge room skirting opposite the bathroom. Potential causes of leaking include deteriorated roof cladding or damaged plumbing fittings and fixtures. No high moisture was evident in these areas at the time of inspection.

It is recommended that the client monitor these areas and engage a licensed plumber promptly, should the leak persist or return.





Noted Item

Building:	Main Building
Location:	Timber Cladding
Finding:	External Timbers - Weathering
Information:	Areas of general weathering were identified at but not limited to the front timber cladding. A licensed painter can be engaged at client's discretion, to provide maintenance works where necessary, to prolong the life of the material.



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

Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Evidence of a termite management system (physical barrier)
Information: A durable notice has been installed in the meter box, indicating that a termite management system has been installed. The type of termite system that has been installed is a physical barrier which prevents concealed termite entry into the building and forces termites out into the open.

Regular 12 monthly inspections should be conducted by a qualified termite inspector, to identify any early signs of timber-pest activity.



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.