



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 24 Mar 2026

Property Address: 18 Bounty Ave, Castle Hill NSW 2154,
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, 24 Mar 2026

Modified Date: Wed, 25 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 18 Bounty Ave, Castle Hill NSW 2154, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Adam Ahmed Ph: 0450 250 739
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Company Address and Postcode: Lidcombe 2141

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Company Contact Numbers: 0450 250 739

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Brick Stumps or Piers
Furnished	Unfurnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	South West
Other Building Elements	Garage, Driveway, Fence - Brick, Fence - Fabricated Metal Fence
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Stair Railing, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Double
Walls	Brick Veneer
Weather	Overcast

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
- Subfloor - 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 skillion or flat roof - no access
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Inside of the fencing.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Subfloor - 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:

- Above safe working height
- Appliances and equipment
- 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 clearance - subfloor
- Lack of natural or acceptable lighting
- Lack of suitable access or entry point
- Mould - Health Hazard
- Overhanging vegetation
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Subfloor area - Limited access due to restrictive crawl space
- Suspected Asbestos Debris
- Vegetation obscured up to 50% 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

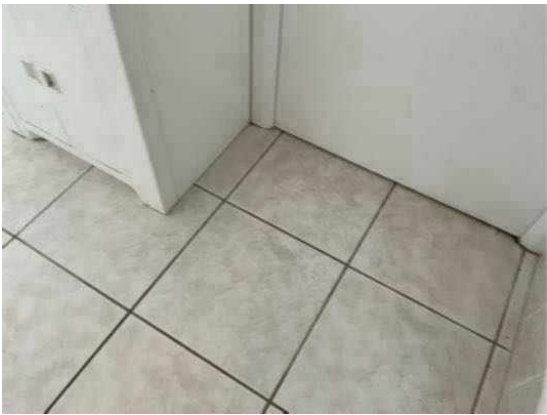
Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is 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.











Finding 1.02

Building: Main Building
Location: Front Elevation
Finding: Broken Glass
Information: The glass panel is broken, exhibiting cracks and sharp edges.

Risk: The broken glass poses a safety hazard, increasing the risk of injuries due to cuts or lacerations to individuals in the vicinity. Additionally, it compromises the structural integrity of the surface, potentially leading to further damage or accidents.

A qualified glass repair technician or contractor should be contacted to assess the damage and perform the necessary repairs or replacement of the broken glass panel.



Finding 1.03

Building:	Main Building
Location:	Kitchen
Finding:	Electrical outlet improperly installed
Information:	The electrical outlet is improperly installed, with the faceplate detached and wires visibly exposed. The conduit or switch housing appears damaged or incomplete, leaving an open gap around the outlet. This may be due to improper installation, wear and tear, or accidental damage.

****Risk:****

- ****Electrical Shock Hazard:**** Exposed wires pose a significant risk of electric shock if touched accidentally.
- ****Fire Hazard:**** Faulty wiring or exposed conductors could spark or overheat, increasing the risk of an electrical fire.
- ****Water Hazard:**** Given the proximity to what appears to be a sink, water exposure to the exposed wires could lead to short circuits, electric shock, or fire.
- ****Non-compliance:**** This setup likely violates electrical safety codes and standards, requiring immediate attention.

****Who Can Fix It:****

A licensed electrician should be contacted immediately to assess and repair the damage. The repair may involve reattaching or replacing the outlet, properly securing the wiring, and ensuring the installation meets safety standards.



Finding 1.04

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





Finding 1.05

Building:	Main Building
Location:	Bedroom 4
Finding:	Mould - Present
Information:	Mold growth is present throughout the property, primarily due to inadequate ventilation. Poor airflow and moisture accumulation within the house have created ideal conditions for mold to thrive.

Risk:

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

Recommendation:

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



Major Defect

Finding 2.01

Building: Main Building
Location: Driveway / garage
Finding: Tree roots have uplifted & displaced the concrete slab
Information: Tree roots have uplifted and displaced the concrete slab , creating an uneven surface and trip hazard. Movement appears ongoing and may impact drainage and adjacent structures. Visual inspection only as per AS 4349.1. Recommend further assessment by an arborist and rectification by a qualified contractor.







Finding 2.02

Building: Main Building

Location: All Areas

Finding: Leaning Masonry Fence Wall

Information: A section of the masonry fence wall in boundary is leaning. The movement appears to originate from the base, suggesting inadequate footing, ground movement, or poor structural tie-back to adjoining walls or posts.

Implication/Risk:

This is considered a defect under AS 4349.1-2007, as it poses a safety risk if movement continues or if the wall collapses. It may also indicate subsoil instability or

poor construction practices and can result in non-compliance with local council fencing regulations.

Recommendation:

A qualified structural engineer or licensed bricklayer should assess the extent of displacement and recommend appropriate remedial action. This may involve partial demolition and reconstruction with reinforced footing or bracing to ensure long-term stability.





Finding 2.03

Building:	Main Building
Location:	Garage void
Finding:	Roof Cavity - crack in one of the trusses
Information:	There is a crack in one of the trusses in the roof cavity.

Risk:

The crack in the truss compromises the structural integrity of the roof, potentially leading to partial or complete collapse. This poses a significant safety hazard to occupants and can cause extensive damage to the property, especially during adverse weather conditions like heavy rainfall or strong winds.

Who Can Fix It:

A licensed structural engineer or a qualified contractor experienced in roof truss repair should be contacted immediately. They can assess the extent of the damage, recommend appropriate repairs or replacements, and carry out the necessary work to restore the structural integrity and safety of the roof.



Finding 2.04

Building: Main Building
Location: Spa
Finding: Water damage
Information: The area has sustained water damage resulting in potential structural issues. This damage compromises both the aesthetic and functional aspects.

To fix this issue, you should consider contacting a professional:

1 **Plumber:** If the water damage is due to plumbing issues, a plumber can fix leaks and ensure there are no further water-related problems.

2 **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-effective and efficient solution for your specific situation.





Finding 2.05

Building:	Main Building
Location:	Entrance Living Room
Finding:	Damp - Rising
Information:	Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a

consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of the damp and perform remedial works as required.





Finding 2.06

Building:	Main Building
Location:	Bedroom 3
Finding:	Water damage
Information:	The area has sustained water damage resulting in potential structural issues. This damage compromises both the aesthetic and functional aspects.

To fix this issue, you should consider contacting a professional:

1 **Plumber:** If the water damage is due to plumbing issues, a plumber can fix leaks and ensure there are no further water-related problems.

2 **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-effective and efficient solution for your specific situation.



Finding 2.07

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Piers - Unstable or deteriorated
Information:	Piers to the subfloor structure are unstable, indicating that their structural integrity has been affected. The cause of this instability is likely to be movement by which piers deteriorate at a rapid rate.

The piers are suspected to be failing in their structural purpose, which is likely to lead to a range of major and minor defects. Further (potentially major) damage to the piers and structure may be imminent if left unattended.

Appointment of a Registered Builder specialising in re-stumping is required immediately to assess the condition of the stumps and provide advice on remedial works. This defect should not be left unmanaged.



Minor Defect

Finding 3.01

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:

- 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 3.02

Building: Main Building
Location: Driveway
Finding: Blocked channel Drain
Information: Blocked channel Drain , observed vegetation grown in the gutter , advised channels to be cleaned.





Finding 3.03

Building: Main Building

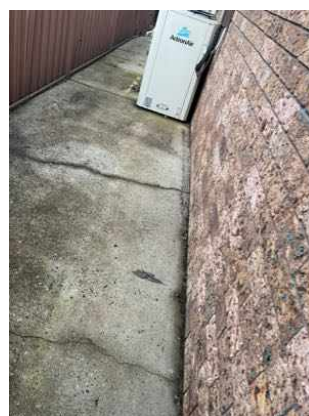
Location: All Areas

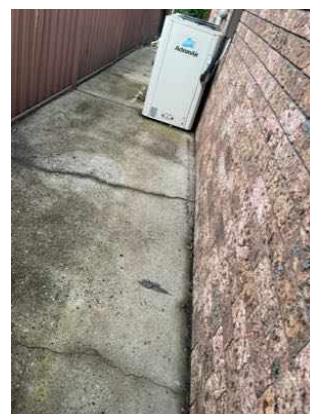
Finding: Perimeter Paving - Insufficient Fall

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:	Exterior walls - left side
Finding:	Downpipe cracked and damaged
Information:	The downpipe is visibly cracked and damaged, compromising its ability to effectively discharge rainwater.

Risk:

- Water leakage at the break point may lead to pooling near the building foundation, increasing the risk of moisture ingress and structural damage.
- Soil erosion and deterioration of landscaping around the area.
- Potential blockage due to debris entering through the cracked section.

Who Can Fix It:

- A licensed plumber or roof plumber should be engaged to replace or repair the damaged section of the downpipe and ensure proper reconnection to the stormwater system.



Finding 3.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Cracking [Fine]
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

Always contact a building inspector should cracks widen lengthen or become more numerous.



Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Weep holes - Missing
Information:	The external masonry wall of the building lacks the necessary weepholes, which are crucial for the drainage and ventilation of the wall cavity.

Risk:

1. **Moisture Accumulation:** Without weepholes, moisture can accumulate within the wall cavity, leading to dampness and potential water damage to the building structure.
2. **Mold and Mildew Growth:** The trapped moisture creates an ideal environment for mold and mildew, which can cause health issues for occupants and degrade building materials.
3. **Structural Damage:** Prolonged exposure to moisture can weaken the structural integrity of the wall, causing deterioration of bricks, mortar, and internal framing.
4. **Efflorescence:** The absence of proper drainage can lead to the formation of efflorescence (white salt deposits) on the surface of the masonry, which can be unsightly and indicative of moisture problems.
5. **Pest Infestation:** Inadequate ventilation and moisture control can attract pests such as termites, leading to further damage and potential infestation.

Responsible Party:

A qualified bricklayer or masonry contractor should be contacted to assess and install the missing weepholes. They will:

- Drill or create gaps in the appropriate locations of the masonry wall to ensure effective drainage and ventilation.
- Ensure compliance with the Australian Standard AS 3700 (Masonry Structures) and the National Construction Code (NCC) requirements for weephole placement and spacing.
- Inspect the wall cavity for any existing moisture damage and recommend additional repairs if necessary.





Finding 3.07

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 3.08

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

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

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

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



Finding 3.09

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

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

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



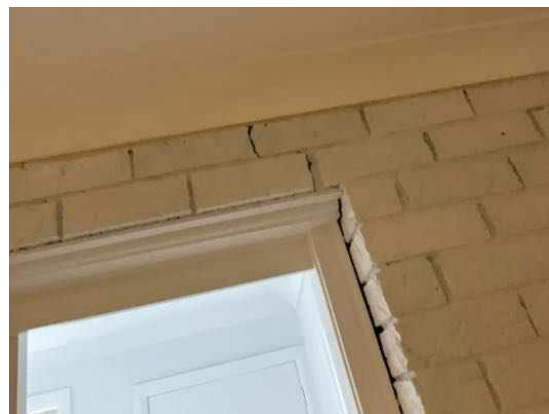
Finding 3.10

Building: Main Building
 Location: Laundry
 Finding: Brickwork - Cracking [Repair required]
 Information: cracking was identified to the brickwork in this area. Cracks of this type are likely to have been caused by movement of building elements, but may also have a structural cause that is more significant.

A crack of this size may be repaired by extensive filling. Additionally, further remedial works to associated building elements, such as eave sheeting or external door frames, is likely to be required.

A qualified bricklayer should be contacted immediately to estimate and perform repair and restoration works. Consultation with a structural engineer may be required where structural instability is found to be the underlying cause of the cracking.

Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.11

Building: Main Building
 Location: Laundry & Toilet
 Finding: Evidence of excessive moisture - Drywall

Information: Excessive moisture is present at the time of , indicating a potential water leakage issue within the wall.

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

A licensed plumber or a qualified contractor specializing in water damage remediation should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.





Finding 3.12

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

Risk Assessment:

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

Recommendation for Rectification:

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

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



Finding 3.13

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

Risk / Implication:

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

Recommended Action / Who Can Fix It:

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





Finding 3.14

Building: Main Building
Location: Kitchen
Finding: Water Stains in Vanity
Information: "Water stains observed in the vanity area, compromising its appearance and potentially causing damage."

Continued water exposure may lead to material damage, mold growth, and diminished aesthetic appeal.

A licensed plumber or maintenance professional should assess and fix any leaks contributing to the water stains, while a cleaning or restoration service may be needed to address the visible stains and prevent further damage.





Finding 3.15

Building: Main Building
Location: Ensuite
Finding: Water Stains in Vanity
Information: "Water stains observed in the vanity area, compromising its appearance and potentially causing damage."

Continued water exposure may lead to material damage, mold growth, and diminished aesthetic appeal.

A licensed plumber or maintenance professional should assess and fix any leaks contributing to the water stains, while a cleaning or restoration service may be needed to address the visible stains and prevent further damage.





Finding 3.16

Building: Main Building

Location: Ensuite

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.



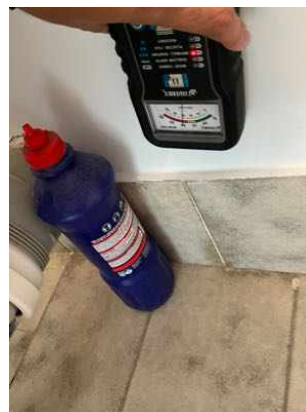


Finding 3.17

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

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

A licensed plumber or a qualified contractor specializing in water damage remediation should investigate the source of the moisture, fix any leaks, and address the damage. Additionally, replacing affected tiles and ensuring proper waterproofing are crucial to preventing future issues.

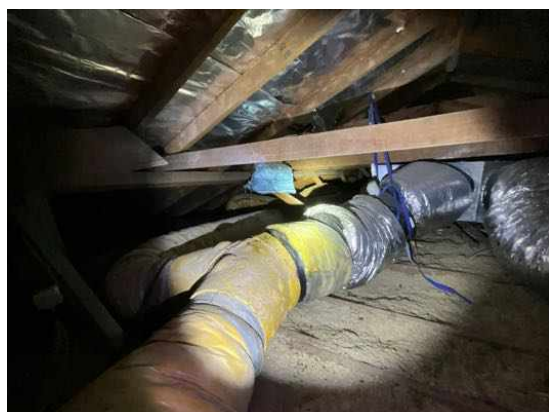


Finding 3.18

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

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

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



Finding 3.19

Building:	Main Building
Location:	Roof Void
Finding:	Air Conditioning Ducting (Unsupported / Lying on Insulation)
Information:	The air conditioning flexible ducting within the roof void is observed to be laid directly over the ceiling insulation and not adequately supported or suspended. This installation is not in accordance with good building practice and may not comply with relevant requirements of AS 4254 – Ductwork for Air-Handling Systems, which requires ductwork to be properly supported to prevent sagging, kinking, or restriction of airflow.
	Risk

- Restricted airflow due to kinks/sagging, reducing system efficiency and performance
- Increased wear on the HVAC system, potentially shortening its lifespan
- Compression of insulation, reducing its thermal effectiveness
- Potential for condensation build-up and moisture-related issues
- Risk of long-term duct damage or disconnection

Recommendation / Who Can Fix

It is recommended that a licensed HVAC technician (air conditioning contractor) be engaged to properly support and suspend the ducting using appropriate hangers/straps. The system should be reinstalled or adjusted to ensure compliance with relevant Australian Standards and optimal performance.





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

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

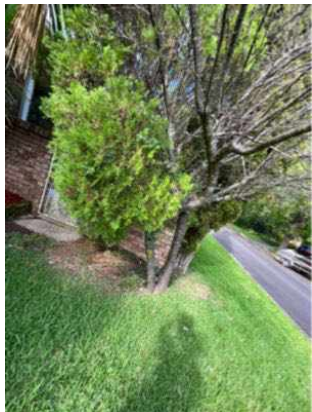
Client must seek further information from the vendor or real estate agent if the

conditions of termite management systems were maintained.



Finding 6.02

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







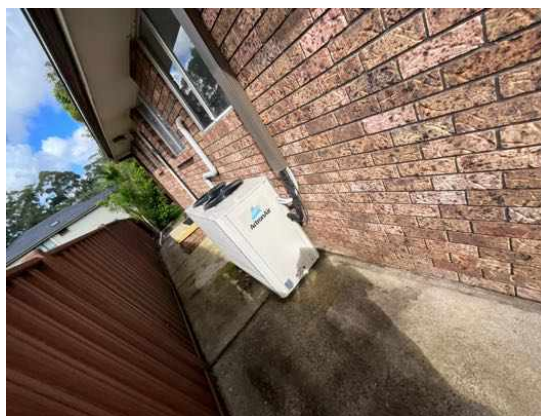
Finding 6.03

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

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

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetected manner.

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



Finding 6.04

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

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

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

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





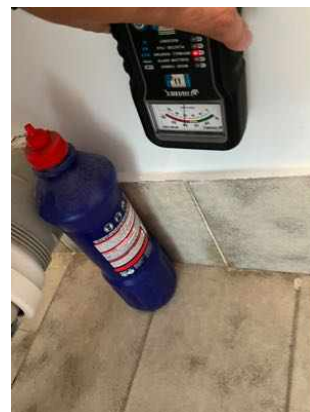
Finding 6.06

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 6.07

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - poor ventilation, inadequate site drainage, water stains
Information:	The subfloor lacks adequate ventilation, suffers from inadequate site drainage, exhibits water stains, creating conducive conditions for timber pests such as termites.

Risk: The combination of poor ventilation, inadequate drainage, water stains significantly increases the risk of timber pest infestations. Termites are attracted to moist environments and can thrive in subfloors with high humidity levels and water damage. The lack of proper ventilation and drainage exacerbates moisture retention, providing an ideal habitat for timber pests to establish colonies and cause extensive damage to the subfloor structure. Additionally, water stains indicate previous or ongoing moisture issues, which further attract timber pests and contribute to the deterioration of timber materials.

A licensed pest control professional specializing in timber pest management should be consulted to assess the extent of the infestation and develop a comprehensive treatment plan. They can implement strategies to eliminate existing timber pests, such as termites and prevent future infestations by addressing underlying moisture issues. Additionally, a qualified plumber or builder may be needed to improve subfloor ventilation, enhance site drainage, repair water-damaged areas. Regular inspections and maintenance are essential to ensure ongoing protection against timber pests and

maintain the structural integrity of the subfloor.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Spa
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 Bricklayer
- Licensed Electrician
- 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 carried out on this property. At the time of inspection, a durable notice and evidence of pest treatment were not found.

Conducive conditions were observed which are noted in the body of the report.

The following recommendations are always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months
2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable
3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termicide and certified by a licensed pest technician

4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor (applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation
5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice. Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points. If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite inspection to completely rule out termite or timber pest presence in the dwelling.

Termite barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every six to twelve months. Regular inspections DO NOT stop timber pest attack but are designed to limit the amount of damage that may occur by detecting problems early.

Compared to other buildings of a similar age, brick veneer dwelling at the time of inspection was found to be in a fair condition with some safety, Major and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all 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 Adam Ahmed on: 0450 250 739

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.