Jim's Building Inspections

BEFORE YOU BUY
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Building and Timber Pest Inspection Report

Inspection Date: Tue, 3 Mar 2026

Property Address: 31 Debrincat Avenue, North St Marys, NSW 2760

Contents

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

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

Original Inspection Date: Tue, 3 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	31 Debrincat Avenue, North St Marys, NSW 2760
Client's Email Address:	
Client's Phone Number:	
Consultant:	Adam Ahmed Ph: 0450 250 739 Email: Lidcombe@jimsbuildinginspections.com.au
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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 poor condition with safety hazards identified. Major and minor defects were also 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	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Shed
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Single
Walls	Timber Framed and Clad
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 low roof pitch preventing full inspection.

- Areas of skillion or flat roof - no access

- Ceiling Cavity - Part.

- Inside of the fencing.

- Roof Exterior - Part

- Subfloor - Part.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

concealed by the following obstructions which prevented full inspection:

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

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

- 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

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% 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:	Deck
Finding:	External timber balcony or deck-structural stability
Information:	The load capacity of the external balcony or deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather deteriorates in an exhilarate manner, ongoing assessments are required.

It is highly recommended that a structural engineer further, assess the external timber balcony or a deck to inform the client of its load capacity.

Regular maintenance inspections by competent practitioners is needed.

Finding 1.03

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors and Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.

Major Defect

Finding 2.01

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

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

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

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





Finding 2.02

Building:	Main Building
Location:	Bedroom
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 2.03

Building:	Main Building
Location:	Bathroom
Finding:	Tiles - shower Cracked floor tile
Information:	A floor tile within the shower area is severely cracked, showing multiple fracture lines extending from the centre. This indicates either substrate movement, inadequate tile bed support, or impact damage. The defect compromises the waterproofing integrity of the wet area.

Implication:

Cracked tiles in wet areas allow water penetration beneath the surface, potentially causing damage to the waterproof membrane, tile adhesive failure, and water seepage to adjoining areas. If left unrepaired, it may result in mould growth and structural moisture damage.

Recommendation:

Engage a licensed tiler to remove and replace the damaged tile(s). The underlying substrate and waterproof membrane should be inspected and repaired if damaged, in accordance with AS 3740 Waterproofing of domestic wet areas.




Finding 2.04

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

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

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


Comparative reading


Adjacent wall


Comparative reading

Finding 2.05

Building:	Main Building
Location:	Bathroom
Finding:	Water damage
Information:	The door in the shower area has sustained water damage, resulting in swelling and discoloration of the wood, as well as potential structural issues. This damage compromises both the aesthetic and functional aspects of the vanity."

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

1. **Carpenter or Woodworker:** They can assess and repair the damage to the vanity, potentially replacing any irreparable parts.

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

3. **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including both the vanity and 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 2.06

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.








Finding 2.07

Building:	Main Building
Location:	All Areas
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 2.08

Building:	Main Building
Location:	Subfloor
Finding:	Rising Damp - Subfloor
Information:	Rising damp has been identified in the subfloor area. This condition is characterized by moisture seeping upward through the foundation and into the subfloor structures. The presence of dampness has been confirmed by visible signs such as discoloration, efflorescence, and potential mold growth on the lower sections of walls and subfloor timbers.

Risk Assessment:

1. Structural Damage: Prolonged exposure to moisture can weaken the structural integrity of timber and masonry, potentially leading to rot, decay, and compromised load-bearing capacity.

2. Health Hazards: Damp conditions can foster the growth of mold and mildew, which can cause respiratory issues, allergies, and other health problems for the occupants.

3. Decreased Property Value: Rising damp can significantly reduce the property's value and appeal to potential buyers.

4. Increased Energy Costs: Damp conditions can make it more challenging to heat or

cool the building, leading to higher energy bills.

Recommended Action:

1. Identify and Address the Source: A thorough inspection should be conducted to identify the source of the rising damp. This could involve checking for inadequate drainage, poor waterproofing, or damage to the damp-proof course (DPC).

2. Improve Drainage: Ensure that the property has adequate drainage systems in place to divert water away from the foundation. This may involve installing or repairing gutters, downpipes, and surface drains.

3. Damp-Proofing: Implement appropriate damp-proofing measures such as the installation or repair of a damp-proof course or damp-proof membrane. In some cases, chemical damp-proofing injections may be necessary.

4. Ventilation: Improve subfloor ventilation to reduce moisture buildup. This could involve installing additional vents or fans to promote air circulation.

5. Repair Damaged Areas: Replace or repair any timber or masonry that has been damaged by rising damp.

Who Can Fix It:

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• Damp Proofing Specialists: Professionals who specialize in treating rising damp and implementing damp-proofing solutions.

• Plumbers: To ensure proper drainage systems are in place and functioning correctly.

• Carpenters/Builders: To repair or replace any structural elements that have been damaged by damp.

Engaging qualified professionals to address rising damp is essential to ensure the problem is resolved effectively and to prevent future occurrences.

Finding 2.09

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Site drainage - Inadequate
Information:	The site exhibits poor drainage under the subfloor, leading to several critical issues. Water accumulates and does not properly drain away from the subfloor area, creating a hazardous condition.

Problem:

1. Frequent water pooling and stagnation under the subfloor.

2. Risk of subfloor structural damage due to prolonged moisture exposure.

3. Potential for mold and mildew growth, compromising indoor air quality and a potential of Termite attack.

4. Safety hazard for occupants due to slippery surfaces and potential electrical hazards.

The poor site drainage under the subfloor poses a significant safety risk to the occupants, as it can lead to structural damage and health hazards.

This issue requires immediate attention and rectification. A licensed and experienced plumber or licensed builder specialising in drainage and foundation work should be engaged to assess the problem and implement necessary drainage solutions, such as improved grading, installation of drainage systems, and moisture barrier enhancements. Regular maintenance and inspections should also be scheduled to prevent future occurrences. Water damage and secondary defects are likely to occur if left unmanaged.




Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Damaged Cladding
Information:	The cladding is damaged, displaying cracks, peeling, and disintegration, compromising its structural integrity and aesthetic appeal.

Risk:

1. Structural instability: The damaged cladding can weaken the structure, leading to potential collapse or safety hazards.

2. Water ingress: Gaps in the cladding allow water to penetrate, leading to moisture damage, mold growth, and potential deterioration of the underlying structure.

3. Aesthetic degradation: Damaged cladding diminishes the visual appeal of the building, affecting its market value and reputation.

Who Can Fix It:

A qualified construction contractor specializing in cladding repair and replacement can fix the damaged cladding. Additionally, an architect or structural engineer may be required to assess the extent of the damage and recommend appropriate repair methods.

Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Blocked Gutters
Information:	Blocked gutters , observed vegetation grown in the gutter , advised gutter to be cleaned.

Finding 3.03

Building:	Main Building
Location:	All Areas
Finding:	Pavers uneven and displaced
Information:	Cracked, uneven, and displaced pavers were observed. Several pavers appear loose, misaligned, or deteriorated.

Risk:

The uneven surface poses a significant trip hazard for pedestrians and may impact the usability of the driveway. Displacement and cracking can worsen over time due to vehicle traffic, poor subbase compaction, or water ingress. Wall cracking may lead to moisture entry or structural wear if left untreated.

Recommendation:

• A qualified paving contractor should be engaged to lift, relevel, and relay the affected pavers with proper bedding and compaction.

• A licensed builder or bricklayer should repair and seal the masonry wall crack around the pipe to prevent further water ingress and deterioration.

• Drainage should also be checked to ensure water is not contributing to the issue.







Finding 3.04

Building: Main Building
Location: All Areas
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 3.05

Building: Main Building
Location: All Areas
Finding: Fascias - Wood rot
Information: Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges 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.





Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Timber - exposed to weather
Information:	External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.






Finding 3.07

Building:	Main Building
Location:	Yard - Side
Finding:	Gate Detached and Damaged
Information:	The gate is observed to be detached from its original hinges and fencing post. The gate shows signs of corrosion, particularly at the base and hinge points. It is stored against the side boundary fence and is not operational. The supporting post appears bent and compromised, making reinstallation unfeasible without repair or replacement.
	Risk Assessment:

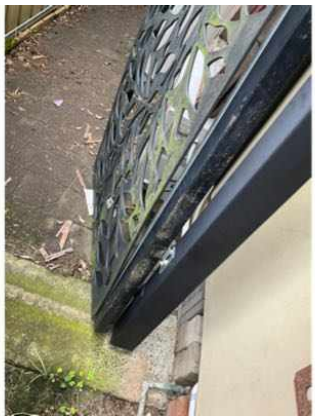
• Safety Hazard: Risk of physical injury from sharp edges or falling if disturbed.

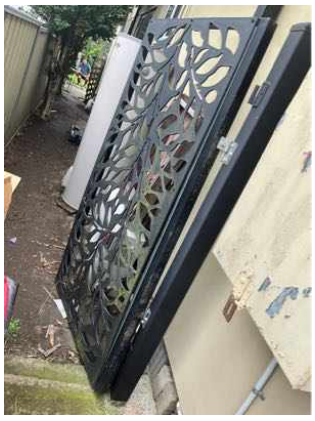
• Security Concern: Reduced security and control of access to the property.

• Ongoing Deterioration: Continued exposure to weather will likely worsen corrosion and structural integrity.

Recommendation:

Engage a licensed fencing contractor or metal fabricator to assess the extent of the damage. Repair or replacement of the gate and hinge mechanism is recommended to restore both security and aesthetic function. All works should comply with local fencing standards and guidelines.





Finding 3.08

Building:	Main Building
Location:	Yard - Side
Finding:	Tree roots have uplifted & displaced the pavers
Information:	Tree roots have uplifted and displaced the pavers along the side walkway, 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 paving contractor.

Finding 3.09

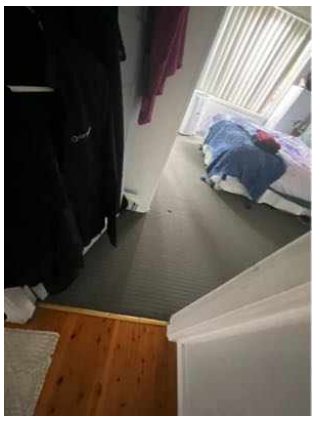
Building:	Main Building
Location:	All Areas
Finding:	carpet exhibits visible signs of aging
Information:	Carpets are exhibiting visible signs of aging, including fraying edges, faded colors, and flattened fibers, diminishing their aesthetic appeal and functional quality.

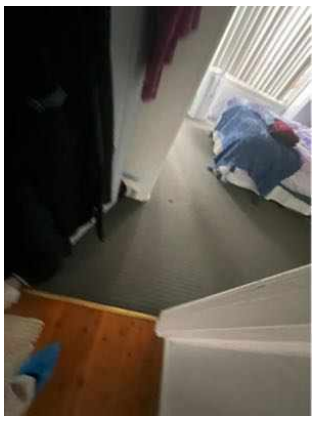
Risk:

The risk associated with aging carpets includes diminished appearance, decreased comfort, potential tripping hazards due to frayed edges, and a negative impact on indoor air quality if fibers begin to degrade and release particles into the air.

Who can fix it:

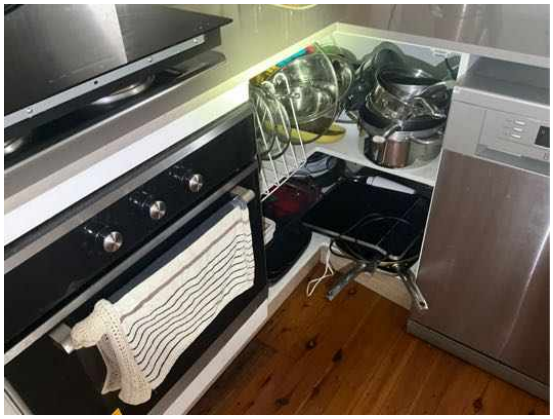
Professional carpet cleaning and restoration services can address issues such as deep cleaning to rejuvenate colors, repairing frayed edges, and restoring fibers. Additionally, replacing the carpets entirely may be necessary in severe cases of aging or damage beyond repair.

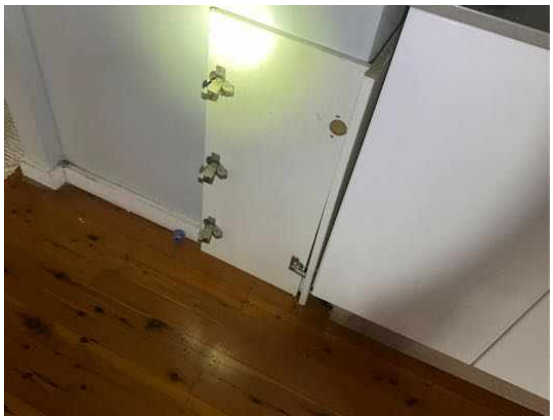


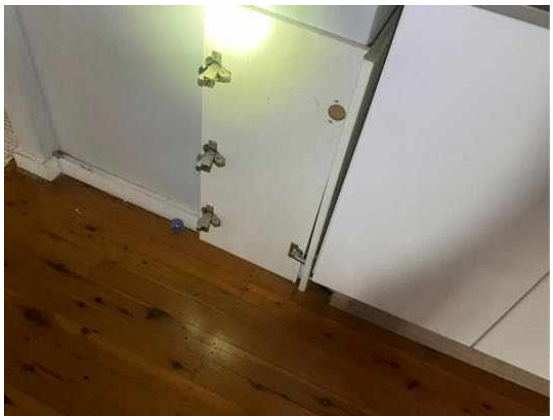


Finding 3.10

Building:	Main Building
Location:	Kitchen
Finding:	Damaged cabinetry
Information:	A damaged cabinetry poses a risk of functional issues, reduced aesthetics, and potential further deterioration if left unaddressed.
	Seeking assistance from a skilled carpenter or cabinet repair specialist is advisable to assess and repair the damaged cabinet door, ensuring proper restoration and maintaining the functionality and appearance of the cabinetry.







Finding 3.11

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

Risk:

The presence of scratchy paint poses several risks, including:

1. Aesthetic Degradation: Scratches mar the appearance of the painted surface, diminishing its visual appeal and potentially lowering property value.

2. Corrosion Vulnerability: Exposed areas of bare metal due to scratched paint are susceptible to corrosion, leading to structural damage and compromised durability.

3. Environmental Hazards: Scratched paint can release hazardous chemicals into the environment, posing risks to both human health and the ecosystem.

Who Can Fix It:

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

Finding 3.12

Building:	Main Building
Location:	All Areas
Finding:	Timber Floor Damage
Information:	The timber floor in the property displays visible signs of damage, including scratches, dents, or warping. This defect compromises the aesthetic appeal of the flooring and raises concerns about the long-term durability and structural integrity of the timber.

The risks associated with damage in timber flooring include:

1. Aesthetic Deterioration: Visible damage diminishes the overall visual appeal of the timber floor, impacting the aesthetics of the space.

2. Structural Compromise: Severe damage, such as warping or deep scratches, may compromise the structural integrity of the timber, affecting its load-bearing capacity and stability.

3. Acceleration of Wear: Ignoring initial signs of damage can lead to accelerated wear and further deterioration, potentially necessitating costly repairs or replacements.

To address damage in the timber floor, it is recommended to:

1. Flooring Specialist:

• Engage a professional flooring specialist or carpenter to assess the extent of the damage and recommend appropriate repair or restoration methods.

2. Refinishing or Replacement:

• Depending on the severity of the damage, options may include refinishing the surface to address minor issues or replacing damaged sections for more extensive damage.

3. Preventive Maintenance:

• Implement preventive measures, such as placing protective pads under furniture and regularly cleaning the floor, to minimize the risk of future damage.

Timely intervention by a qualified professional is essential to restore the timber floor's appearance, functionality, and longevity. Regular maintenance practices contribute to preserving the quality of the flooring over time.

Finding 3.13

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




Finding 3.14

Building:	Main Building
Location:	Roof Void
Finding:	Exhaust fan not vented out
Information:	The exhaust fan located within the roof void is not appropriately ducted to the external atmosphere and is currently discharging moist air directly into the roof space. This is considered a defect under AS 4349.1, as it does not meet the minimum standard of residential building performance expected under normal residential building practices.

Risk Implication:

This condition may lead to excessive condensation within the roof void, increasing the risk of mould growth, deterioration of insulation, timber decay, and overall reduced durability of building elements. It may also result in poor indoor air quality, potentially affecting occupant health.

Recommended Action:

It is recommended that the exhaust fan be modified by a licensed HVAC contractor or qualified builder, ensuring it is properly ducted to discharge externally in accordance with manufacturer specifications, the National Construction Code (NCC), and applicable Australian Standards.

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:	All Areas
Finding:	Timber on ground / conducive conditions to termite damage
Information:	Timber on the ground is indeed conducive to termite damage. Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation. To prevent this, it's important to keep timber elevated and away from direct ground contact. Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.




Finding 6.05

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

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

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

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

Finding 6.06

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

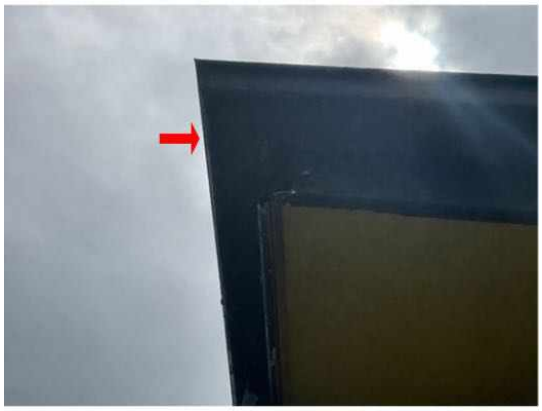
Building:	Main Building
Location:	All Areas
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of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

weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

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

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

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










Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

- Tree surgeon (arborist)

- Damp Proofing Specialist

- Asbestos Inspector

- As identified in summary and defect statements

- Registered/Licensed Builder

- Structural Engineer

- Registered Roofing Contractor

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, clad dwelling at the time of inspection was found to be in a poor 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.

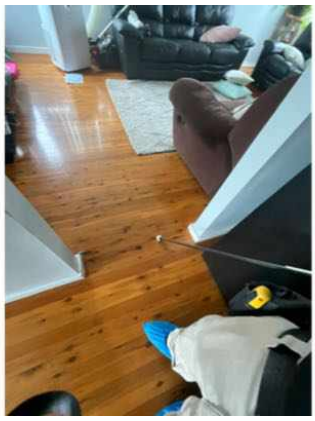
For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

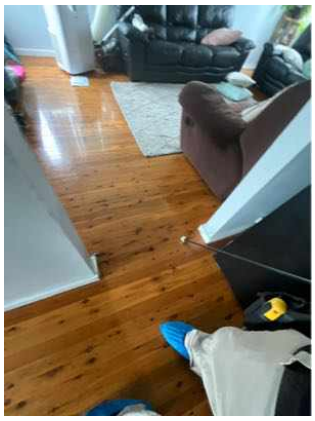
Section D Significant Items

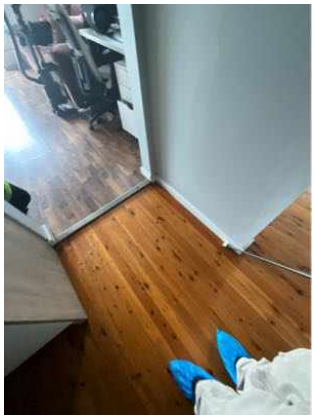
The following items were noted as - For your information

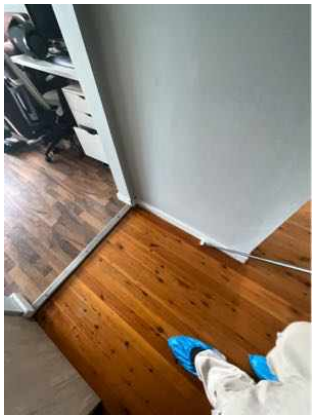
Noted Item

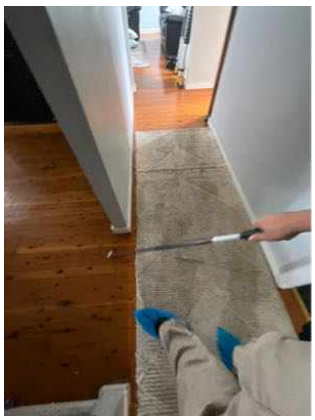
Building:	Main Building
Location:	All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference

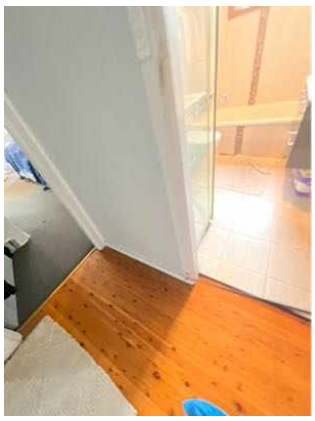


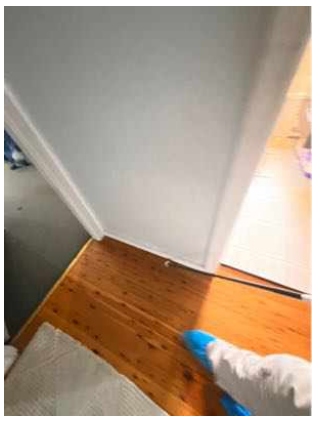


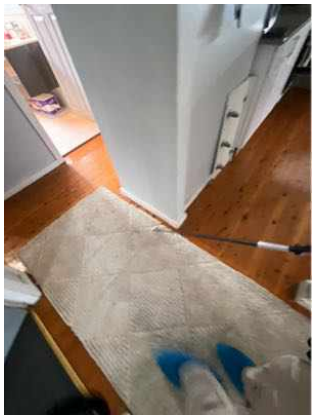


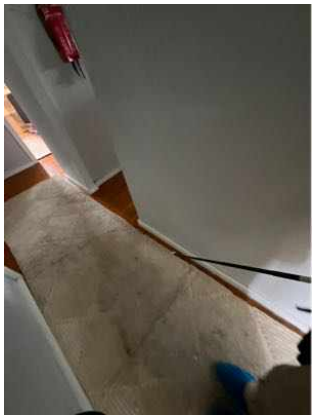


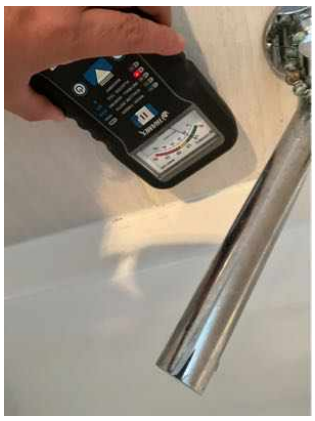


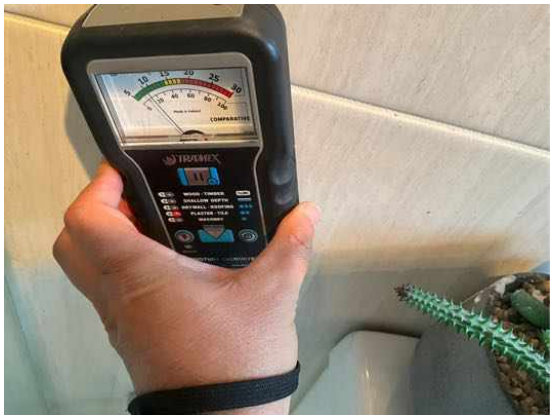












Noted Item

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


anasonic
INVERTER





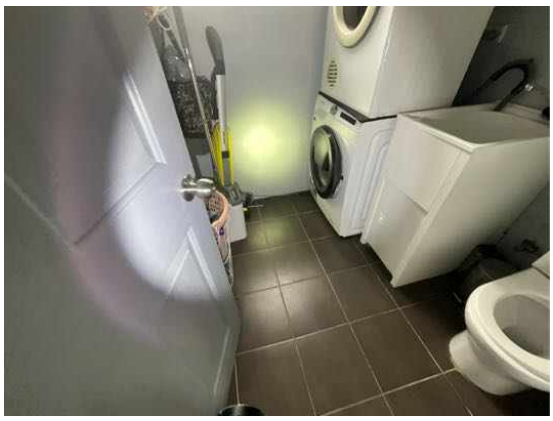


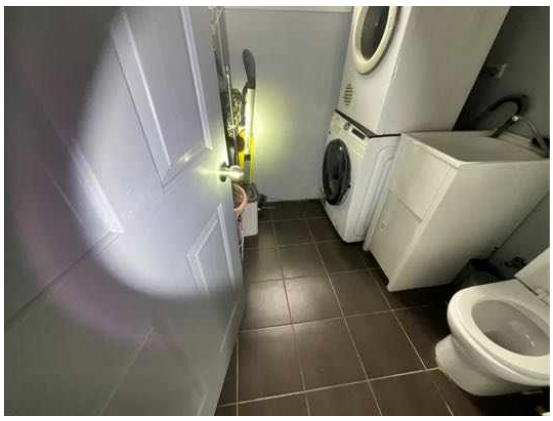


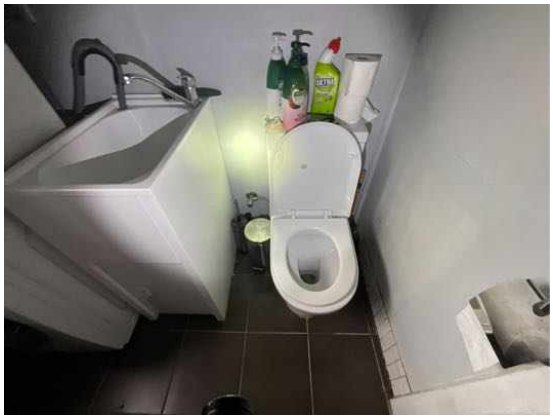


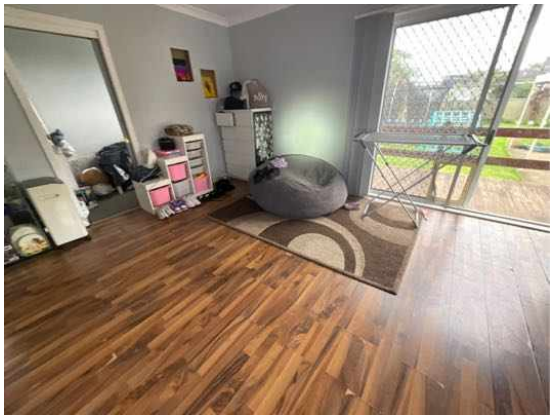


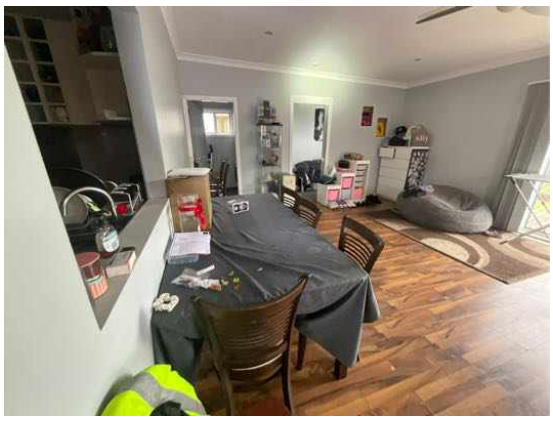


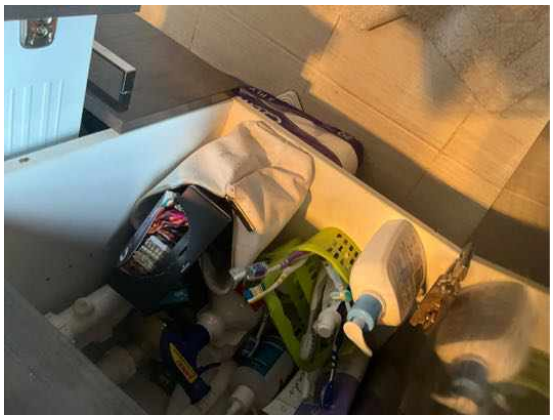


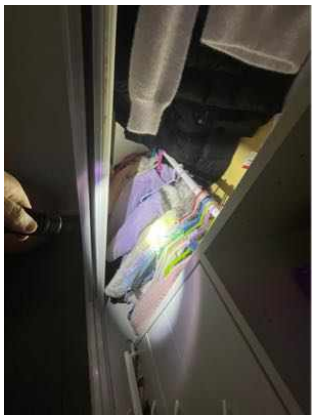


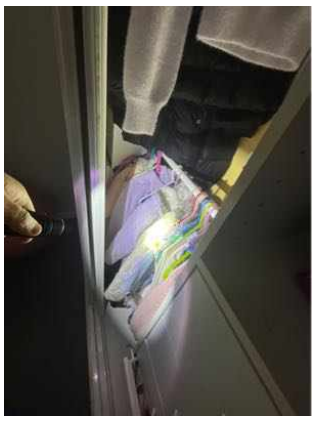


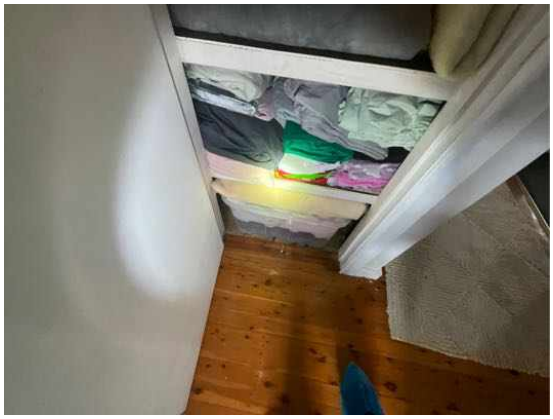


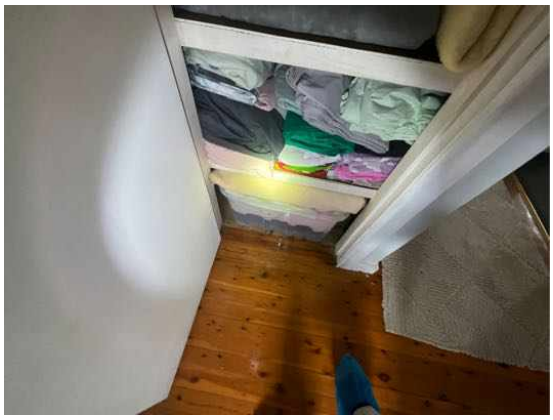


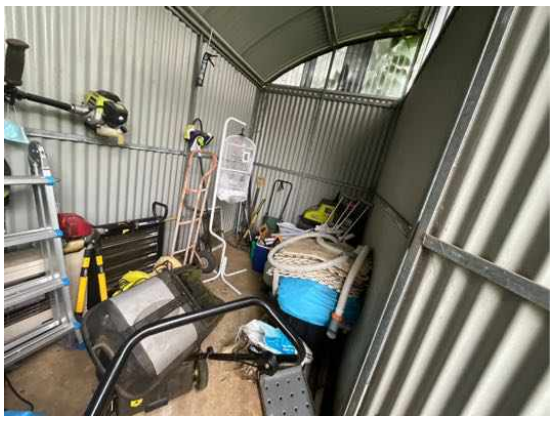

















Panasonic

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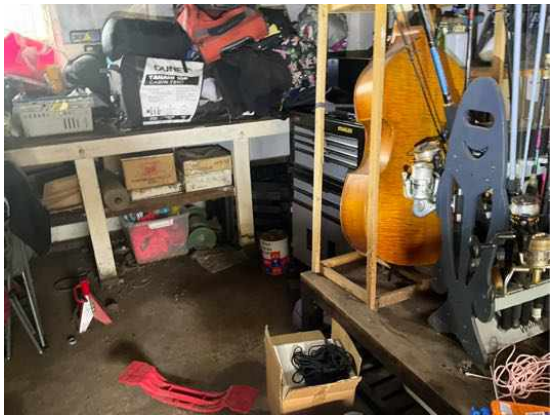

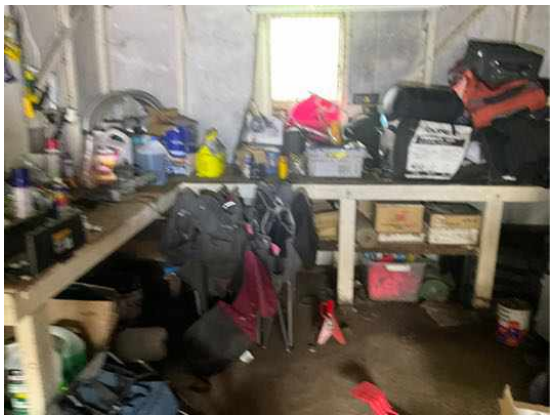

Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

	particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003* . This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.