



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 90 Carlisle St, Ingleburn NSW 2565,  
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: Fri, 27 Mar 2026

Modified Date: Sat, 28 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable): ABP lawyers

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Job Address: 90 Carlisle St, Ingleburn NSW 2565, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Adam Ahmed Ph: 0450 250 739  
Email: Lidcombe@jimbuildinginspections.com.au

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Advanced Diploma of Building Surveying - CPCSS00004

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Company Name: Jim's Building Inspections Lidcombe

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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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>	✓	
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### 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

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Building Type	Residential
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Company or Strata title	Unknown
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Floor	Brick Stumps or Piers
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Furnished	Furnished
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No. of bedrooms	3
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Occupied	Occupied
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Orientation	West
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Other Building Elements	Driveway, Garage
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Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
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Roof	Tiled, Timber Framed, Pitched
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Storeys	Single
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Walls	Brick Veneer
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Weather	Raining
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## Section C Accessibility

### Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- Roof Exterior - 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.
- Ceiling Cavity.
- Areas of skillion or flat roof - no access
- Inside of the fencing.
- 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:

- Appliances and equipment

- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Above safe working height
- Evidence of remedial cleaning may result in lower levels of contaminant being detected.
- Lack of clearance - subfloor
- Lack of suitable access or entry point
- Mould - Health Hazard
- 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

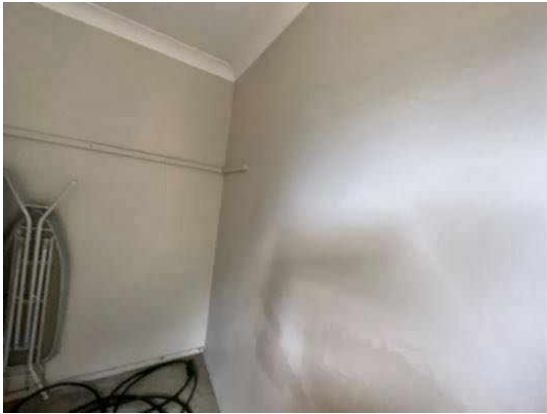
Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is 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:	Subfloor
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:	All Areas
Finding:	Eaves - water Stained
Information:	Water stains are present on eaves, indicating a potential water leak or seepage issue.

Prolonged water exposure can lead to structural damage, mold growth, and compromise the aesthetic appeal of the affected area. Additionally, it may indicate underlying issues that, if unaddressed, can escalate and result in more extensive damage.

A qualified plumber or water damage restoration specialist should investigate and address the source of the water stains. Repairing leaks, improving waterproofing, and, if necessary, restoring the affected surfaces are crucial to preventing further damage and maintaining the integrity of the space.



### Finding 2.02

Building:	Main Building
Location:	Roof Exterior
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 2.03**

Building: Main Building  
Location: Roof Exterior  
Finding: Downpipe leakage  
Information: The downpipes in the drainage system exhibit leaking water.

The leaking downpipes pose a risk of water damage to the building’s foundation, exterior walls, and surrounding landscape. Prolonged exposure to moisture can lead to structural deterioration, mold growth, and compromised drainage.

A qualified plumber or roofing specialist should inspect and replace the leaking downpipes. Repair or replacement may involve fixing the areas, applying protective

coatings, or installing new downpipes to ensure proper drainage and prevent further water damage. Early intervention is crucial to avoid escalating issues.





### Finding 2.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Gutters - Water pooling
Information:	Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.





### Finding 2.05

Building:	Main Building
Location:	All Areas
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:	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 2.07**

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

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

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







### Finding 2.08

Building:	Main Building
Location:	Subfloor
Finding:	BRICKWORK – NO DAMP-PROOF COURSE (DPC) CAUSING RISING DAMP
Information:	The brickwork shows signs of rising dampness due to the absence of a damp-proof course (DPC), allowing moisture from the ground to rise through capillary action. This has the potential to cause visible staining, salt efflorescence, and long-term deterioration of mortar joints and brickwork integrity.

To rectify this, a new DPC system must be installed – either by chemical injection (e.g. silicone-based DPC cream) or through physical membrane insertion. Remedial works may also include removal and replacement of severely deteriorated bricks, repointing of mortar joints, and the application of a breathable waterproof barrier to minimise future moisture ingress.

All rectification works should be undertaken by a licensed builder or damp specialist, ensuring compliance with NCC Volume 2, Part 3.3.4 and AS 3700 (Masonry Structures) for structural durability and moisture protection.



### 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:	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:	All Areas
Finding:	Perimeter - Insufficient Fall
Information:	The perimeter ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

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





**Finding 3.03**

Building: Main Building  
Location: Yard - Back  
Finding: Tree Roots Adjacent to Structure  
Information: Tree roots were observed encroaching beneath and in close proximity to the building structure and footings. This condition has the potential to cause future structural movement, displacement of footings, cracking to masonry elements, and possible damage to underground services as the roots continue to grow and expand.  
Risk:  
Ongoing root growth may lead to differential movement, cracking of brickwork, and

disturbance of foundations, which can result in costly structural repairs if left unmanaged.

Recommendation:

It is recommended that a qualified arborist be engaged to assess the tree and root system, and to provide advice on appropriate management such as root pruning, installation of root barriers, or tree removal if required. Further assessment by a structural engineer may be necessary where structural impact is identified.



### Finding 3.04

Building:	Main Building
Location:	Front Elevation
Finding:	Damaged insect grill
Information:	The insect grill is damaged , compromising its ability to prevent insects from entering the designated area.

Increased likelihood of insect infiltration, potentially leading to hygiene issues and discomfort for occupants.

A qualified maintenance technician or facilities management team should address the broken insect grill promptly to restore its functionality and prevent the associated risks.



### Finding 3.05

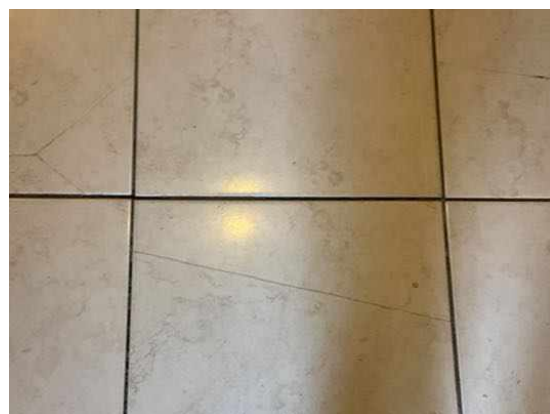
Building: Main Building  
 Location: All Areas  
 Finding: Floor Tile crack  
 Information: A floor tile has a visible crack on the surface.

#### Risk / Implication:

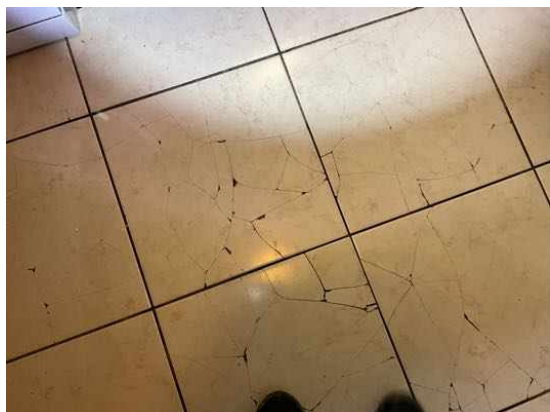
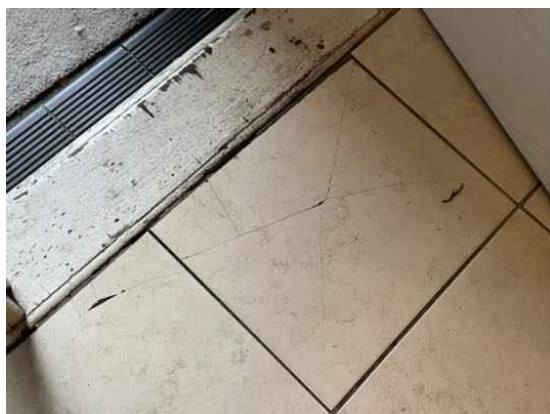
The damaged tile presents a trip hazard, may lead to cuts if stepped on barefoot, and can allow moisture ingress into the substrate, which may cause further deterioration or loosening of adjacent tiles. It also affects the overall appearance of the floor.

#### 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 3.06

Building: Main Building

Location: Bathroom

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.

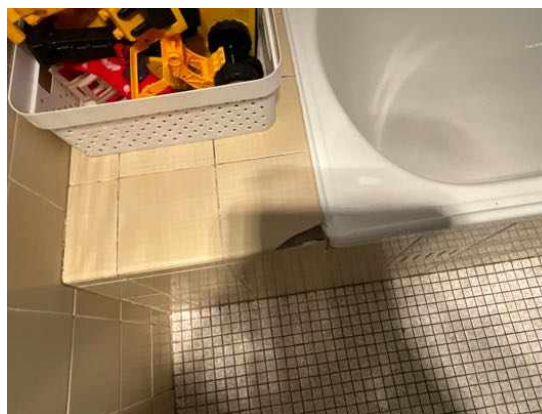
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

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 3.07

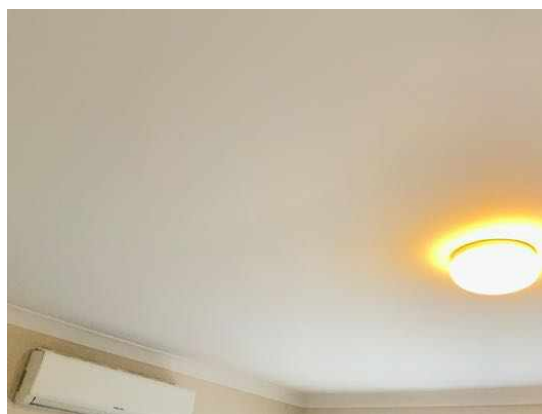
Building:	Main Building
Location:	Living Room
Finding:	Sagging Ceiling Lining
Information:	The ceiling lining exhibits visible sagging/deformation, which is indicative of potential failure of the fixing system and/or deterioration of the plasterboard. This condition may be associated with inadequate fixing, moisture ingress, or age-related material fatigue. The defect is considered significant as it may compromise the structural integrity of the ceiling lining.

#### Risk

- Risk of sudden collapse of the ceiling lining, posing a safety hazard to occupants
- Potential presence of underlying issues such as roof leaks or moisture damage
- Progressive deterioration if not addressed in a timely manner

#### Recommendation / Who Can Fix

It is recommended that a licensed builder or qualified plasterer be engaged to assess and rectify the issue. Further investigation may be required to identify any underlying causes (e.g. roof leaks), and repairs should be carried out in accordance with relevant 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: 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 6.04

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

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

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

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





### 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

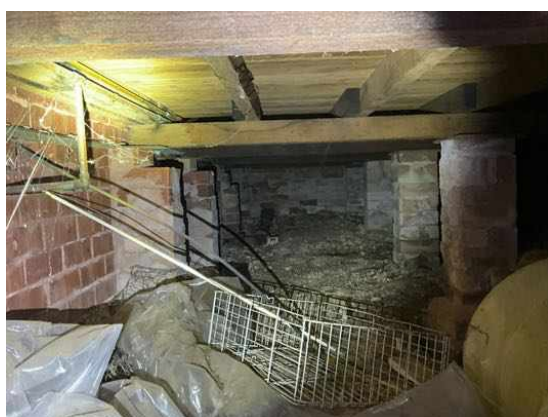
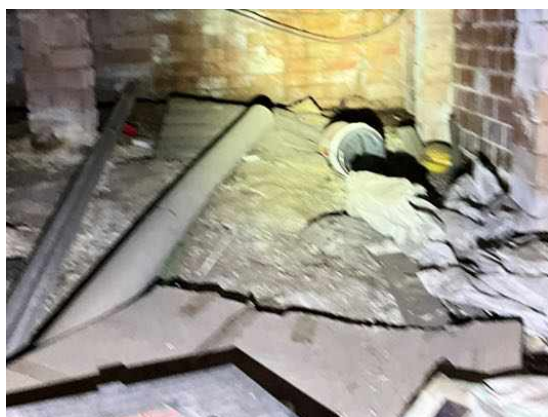
Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - poor ventilation, inadequate site drainage, water stains
Information:	The subfloor lacks adequate ventilation, suffers from inadequate site drainage, exhibits water stains, creating conducive conditions for timber pests such as termites.

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

- As identified in summary and defect statements
- Asbestos Inspector
- Damp Proofing Specialist
- Licensed Plumber
- Registered Roofing Contractor
- Registered/Licensed Builder
- Sub Floor Ventilation Specialist
- Termite and Timber Pest Technician / Licensed Pest Controller
- Tree surgeon (arborist)

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](http://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 termiticide 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

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

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









**Noted Item**

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





















## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.