



Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: 272 Lane Cove Rd, North Ryde NSW 2113,
Australia



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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.

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Original Inspection Date Mon, 16 Mar 2026

Modified Date Wed, 18 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 272 Lane Cove Rd, North Ryde NSW 2113, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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:

- The inspection commenced from the left-hand side of the property, when facing the main entry. Internal areas were assessed in a systematic sequence.

- The first bedroom encountered will be designated as Bedroom 1.
- The first bathroom encountered will be designated as Bathroom 1.

Subsequent rooms will be numbered consecutively according to the order in which they were inspected.

- This report will focus on safety issues and major defects mainly. Very minor defects have been highlighted and can be discussed further with the inspector.

- This report should be read in its entirety, including all defect statements referenced by pictures in full, to understand the report completely.

- Should you have any difficulty in understanding anything contained within this report then you should contact the inspector and have the matter explained to you prior to acting on this report.

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 | | ✓ |

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

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 | No |
| Floor | Brick Stumps or Piers, Suspended Timber Frame |
| Furnished | Furnished |
| Occupied | Unoccupied |
| No. of bedrooms | 3 |
| Orientation | East |
| Other Building Elements | Driveway, Fence - Post and Rail Construction, Garage, Shed, Water Tanks |
| Other Timber Bldg Elements | Architraves, Deck, Door Frames, Doors, Eaves, External Joinery, Fascias, Floorboards, Internal Joinery, Staircase, Veranda Posts, Window Frames |
| Roof | Corrugated Iron (e.g. Colourbond), Pitched, Tiled |
| Storeys | Single |
| Walls | Full Brick |
| Weather | Fine |

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior

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 - Part.
- Roof Exterior - Part
- Site - Part.
- Subfloor.
- 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
- Ceiling linings
- Decking
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Subfloor was not able to be inspected - there was no access to this area.
- Unsafe to Access Roof - No Fall Protection System
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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: Roof Void

Finding: Electrical wires exposed

Information: Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.



Major Defect

Finding 2.01

Building: Main Building

Location: Yard - Side

Finding: Brickwork - Cracking [Extensive repairs required]

Information:

Major cracking is evident to the brickwork in this area. When managing this degree of cracking, major extensive repair work is generally required. Such work is likely to involve replacement of sections of affected brickwork.

Structural issues are generally the underlying cause of such cracking. It is suspected that this damage has been created due to movement of key structural elements or general subsidence of associated footings.

A structural engineer and bricklayer should be appointed immediately to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures. The engineer can also nominate a scope of works required for rectification.

Always contact a building inspector or engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.



Finding 2.02

Building:

Main Building

Location: Yard - Front

Finding: Gap - 10mm

Information: A vertical separation approximately 10 mm wide was observed at the junction between the side wall and the main external wall. The rendered joint has opened and the render has separated along the interface of the two adjoining wall sections.

The separation appears consistent with differential movement between adjoining wall structures and failure of the rendered joint. The opening may allow moisture penetration and pest entry if left unsealed.

A qualified structural engineer should inspect the affected area and clean and repair the joint using a suitable flexible sealant or expansion joint system, followed by patching and repainting of the render to maintain weatherproofing and accommodate ongoing movement.



Minor Defect

Finding 3.01

Building: Main Building

Location: Entry & Lounge

Finding: Toggle - Damaged

Information: The toggle on the light switch is visibly damaged, with signs of wear or deformation around its edges. The cover plate is also aged and discoloured, showing yellowing around the screws and surface staining.

Engage a licensed electrician to replace the damaged switch and cover plate. Ensure the internal wiring is checked for safety and functionality. Upgrade to a modern fitting to ensure compliance with current regulations and enhance safety.



Finding 3.02

Building: Main Building

Location: All Internal Areas

Finding: Windows - Stiff to operation

Information: Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.



Finding 3.03

Building: Main Building

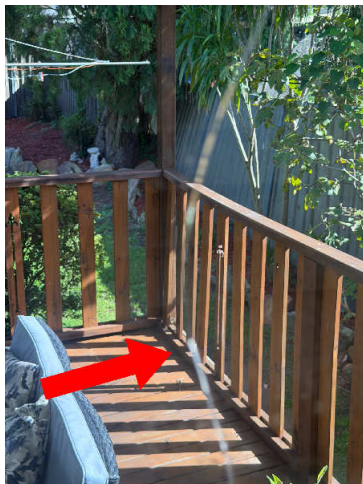
Location: Bedroom 1 & 3 & Laundry

Finding: Window Glass - Cracked

Information: It was noted the window glass is cracked during the time of the inspection.

The crack may affect the transparency and clarity of the glass, distorting the view through the window. Furthermore, if the crack compromises the window's structural integrity, it can potentially compromise its ability to retain heat, maintain insulation, or withstand external pressures.

It is important to address a cracked window glass promptly to prevent further damage, potential safety hazards, and energy loss. Seeking professional assistance or replacing the damaged glass altogether is recommended to restore the window's functionality and aesthetics while ensuring the overall safety and security of the premises.



Finding 3.04

Building: Main Building
Location: Lounge & Laundry & Hallway

Finding: Damp

Information: Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing 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 damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.





Finding 3.05

Building: Main Building

Location: All Internal Areas

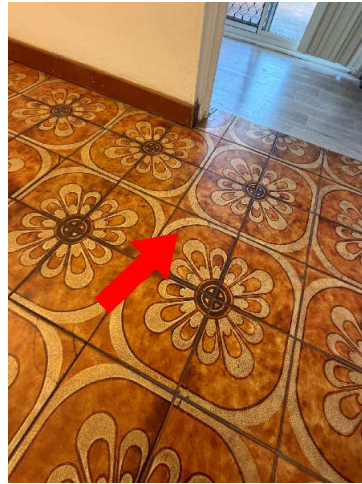
Finding: Cracked floor tiles

Information: Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the slab.

Cracked tiles throughout the household detract from the overall appearance of the affected areas however it is unlikely to create or lead to any secondary defects.

While not considered a matter of urgency, replacement of cracked floor tiles is recommended at the clients discretion. A tiling contractor may be appointed to perform these works. Where cracks become more numerous, contact a licensed building inspector for further investigation.





Finding 3.06

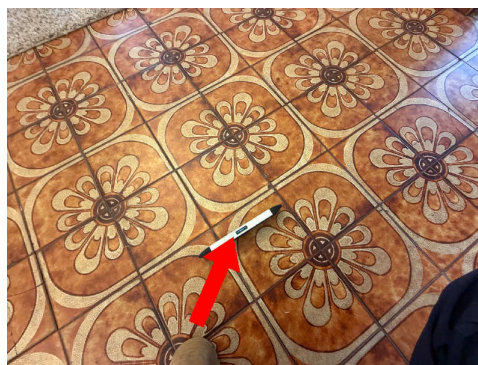
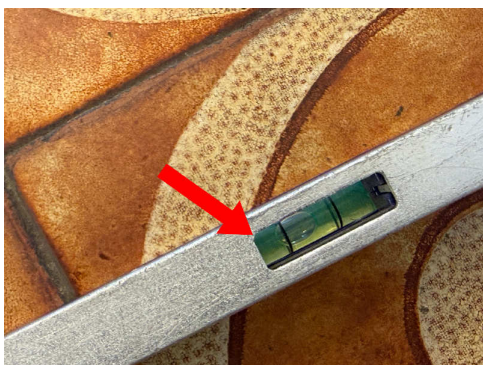
Building: Main Building
Location: All Internal Areas
Finding: Flooring - Uneven

Information:

The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.

**Finding 3.07**

Building: Main Building

Location: Kitchen

Finding: Tap - Water hammer

Information: This tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap.

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.



Finding 3.08

Building: Main Building

Location: All Internal Areas

Finding: Sealant and grouting - Missing or damaged

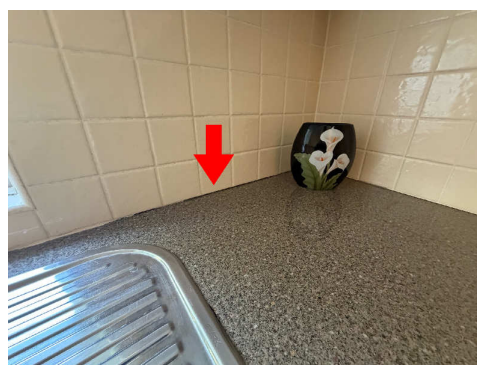
Information:

It was noted on inspection that sealant or grout is degraded in multiple locations of the property.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



Finding 3.09

| | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Laundry |
| Finding: | Toilet Seat - Loose |
| Information: | The toilet seat has been identified as loose, with noticeable movement or instability upon use. Visual inspection reveals that the connection between the seat and the toilet bowl is compromised, leading to a lack of secure attachment. The issue may be attributed to wear and tear, improper installation, or degraded fastening mechanisms. |

An experienced handyman or licensed plumber should be appointed to this matter.



Finding 3.10

| | |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Bathroom |
| Finding: | Basin Drainage - Partially Blocked |
| Information: | Based on the observation that the basin drainage in the bathroom is partially blocked and the water is draining very slowly, it's evident that there is a specific issue with the drainage system. |

If the blockage persists or is challenging to identify, it's best to seek help from a professional/licensed plumber who can assess the situation and provide the most appropriate solution.

Regular maintenance and periodic checks of the drainage system can help prevent future blockages and ensure the smooth functioning of the basin drainage in the bathroom.



Finding 3.11

Building: Main Building

Location: Bathroom

Finding: Spout - Leaking

Information: The Spout in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Finding 3.12

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 3.13

Building: Main Building

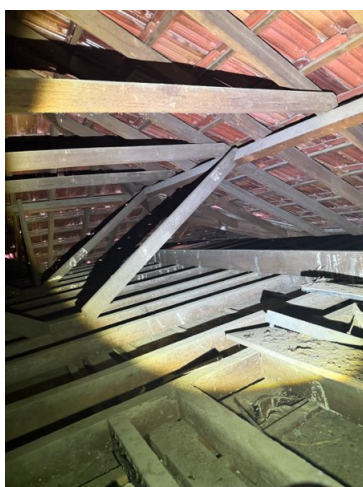
Location: Roof Void

Finding: Insulation - Missing

Information: Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.



Finding 3.14

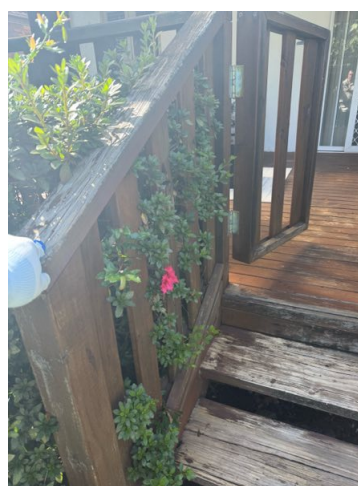
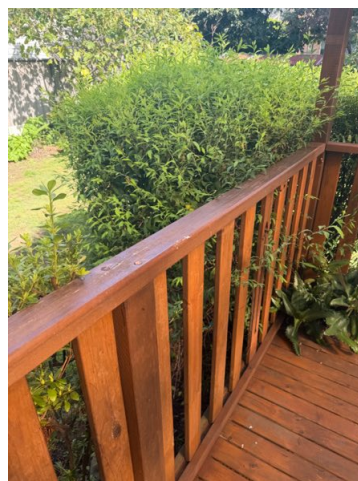
Building: Main Building

Location: Deck

Finding: Handrail - Insecurely

Information: The handrail, a crucial safety feature designed to provide support and stability, has been insecurely installed, raising significant safety concerns. The attachment of the handrail to the supporting structure is compromised, compromising its ability to bear weight and fulfill its intended function. This condition poses a serious risk to individuals relying on the handrail for support, especially on stairs or elevated areas.

Engage the services of a qualified contractor or structural engineer to assess the overall condition and provide recommendations for repair or replacement.



Finding 3.15

Building: Main Building

Location: Yard - Side

Finding: Down-pipe - Damaged.

Information: The external down pipe shows evidence of damaged at the time of inspection. This damage is likely to have developed due to minor leaks, providing excess moisture to affected areas. Such damage is expected of a building element of this age and with this level of exposure to excessive moisture.

Any leaks should be identified and rectified by a licensed plumber as soon as possible. Prevention of further deterioration will delay the need for replacement of the pipe in the near future.



Finding 3.16

Building: Main Building

Location: Roof Exterior

Finding: Gutters - Rubbish

Information: Rubbish was found in the gutter during the time of inspection.

Remove rubbish in order to prevent blockage of the gutter and down pipes.



Finding 3.17

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Ridge tiles broken

Information: Upon inspection of the exterior roof, it was noted that several ridge tiles have been broken. Ridge tiles are the uppermost capping tile at the apex of a roof, and are important in promoting adequate roof drainage.

Ridge tiles, as per any other tile, can become brittle and break as a consequence of age and frequent exposure to weather conditions. Broken tiles of any type may result in water ingress, creating potential for moisture damage to ceiling linings and other associated building elements.

Prior to secondary damage being sustained, it is important to replace any broken tiles. Consultation with a roofing restoration company is advised as soon as possible.



Finding 3.18

Building: Main Building
Location: Roof Exterior
Finding: Roof plumbing - Flashing inadequate

Information: Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in weatherproofing of roof joins.

Flashings that are not installed adequately or are missing are likely to result in water penetration to the interior of the property, as well as creating excessively damp conditions against the exterior surfaces and around the base perimeter of the building.

Premature ageing and secondary building defects are imminent where roof plumbing is missing or inadequately installed. Additionally, water pooling also creates an environment that is susceptible to termite and pest infestation.

A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.



Finding 3.19

Building: Main Building

Location: Yard - Back

Finding: Floor Waste Grate - Missing

Information: The floor waste grate in this area is found to be missing, leading to a critical issue where it can no longer prevent rubbish, hairs, and potentially hazardous materials from entering the drainage system.

The grate should be promptly replaced with a suitable, functional, and durable replacement.



Finding 3.20

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Broken

Information: Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.



Finding 3.21

Building: Main Building

Location: Verandah & Garage

Finding: Brickwork - Cracking [Repair required]

Information: Major cracking was identified to the brickwork in this area. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

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

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

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



Finding 3.22

Building: Main Building
Location: Yard - Front
Finding: Brick Bouondary Wall - out of plumb

Information: The brick boundary wall in the area was observed to be leaning out of vertical alignment. Displacement and deterioration of the surrounding brickwork were also noted at the base of the adjoining low brick garden wall.

The leaning condition indicates movement and loss of stability of the masonry pier, which may be associated with foundation movement, impact damage, or deterioration of the supporting brickwork. Continued movement may result in collapse of the pier or adjoining brickwork, posing a potential safety hazard.

A qualified builder or bricklayer should assess the affected wall and surrounding brickwork. Repairs may involve realignment, reconstruction, or replacement of the pier and affected wall section, including rectification of the supporting footing as necessary to restore stability.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

| | |
|-----------|-----------------------------|
| Building: | Main Building |
| Location: | Yard - Back |
| Finding: | Termite - damage identified |

Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. It is suspected that termite activity is occurring or has occurred or there is evidence of termite damage.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen.

A licensed pest controller may be appointed to provide a further invasive inspection if further damage is evident. Damage caused by termites found in backyard areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: Yard - Side

Finding: Damp or Wet

Information: Damp or wet conditions are generally a direct result of poor drainage an active leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

If left unattended damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite or timber pest attack.

A qualified plumber should be appointed immediately to identify the cause of the excessive moisture in order to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area which may require localised replacement of building materials and refinishing..



Finding 6.02

Building: Main Building

Location: Yard - Side

Finding: Air Conditioner - Disconnected overflow

Information: The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.03

Building: Main Building

Location: Yard - Side

Finding: Disconnected overflow

Information: The overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.04

| | |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Garden Beds - Conditions Conducive to Termites |
| Information: | <p>Garden beds were found to be evident in close proximity to the building. Garden beds immediately adjacent to the perimeter of the building block the visual inspection of these areas providing a concealed termite entry point.</p> <p>Where garden beds have raised ground levels, this allows termites to easily access the weep holes or the subfloor vents to the brickwork.</p> <p>Garden beds can include untreated timber and a combination of moisture from watering produce conditions conducive to termite activity and ingress.</p> <p>Further advice from a Timber Pest Technician is required to ensure appropriate Termite Management systems are implemented.</p> |



Finding 6.05

| | |
|-----------|------------------------------|
| Building: | Main Building |
| Location: | Subfloor |
| Finding: | HWS Overflow - Not Connected |

Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building
Location: All External 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

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

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

- Please Note: This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

- Building Inspection Summary:

Compared to other buildings of a similar age, this dwelling at the time of inspection was found to be in a good condition. It does however have major defect, safety hazard and minor defects being identified. All these issues require attention and remedial maintenance. Neglect and left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

Many minor defects can be rectified and then maintained in the future.

- * Major defect found.
- * Safety Hazard found.

General ongoing maintenance is key in reducing further minor issues which if left to deteriorate further can potentially lead to major ongoing issues.

The purchaser may wish to engage further plumbing, drainage and electrical inspections to ensure these services are fully functional as these areas are outside the scope of this report.

- Termite Inspection Summary

Visible evidence of termite damage was found at the time of the inspection.

Wood rot or fungal decay was visible at the time of inspection.

It is very difficult, and generally not possible to locate termite nests when they are underground and if within trees they are usually well concealed. We therefore strongly recommend trees and stumps be test drilled for evidence of termite nests.

The following recommendations is strongly advised as they provide conducive conditions of termite and timber pest activity. Conditions that can significantly increase the risk of a timber pest attack that were identified during the inspection:

- Apply sealant/grout where/when required.
- Remove all stored timber
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Exposed the slab edges and keep them clear where possible (minimum of 75mm) for regular termite inspections. (If this is not possible then the installation of a Chemical Termite Management System is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Clear any debris, garden beds or soil covering weep holes or vent holes in order to prevent concealed termite entry. (If this is not possible then the installation of a Chemical Termite Management System is even more highly recommended). Consult a suitably qualified termite expert for further advice.
- Remove, replace or treat any non-treated Timbers in direct contact with the ground.
- Treat, repair or replace any Fungal decay/wood rot found on the property.
- Regular inspections every 6-12 months(or as advised by the termite management system installer).

Additional information

- Tress nearby on other properties could not be inspected.

Please be aware that limitation did affect the inspection with inaccessible areas, timber pest or termite activity and/or damage may not be visible.

It is strongly recommended that full access be gained as it could be harboring timber pest activity and/or damage.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every 12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems.

- Any trees in close proximity to the building should also be removed as tree roots are also a common cause for cracking. Highly recommend to monitor the affected areas and should cracking lengthen widen or become more numerous contact a building inspector or structural engineer.

- A Building & Pest inspection report is by its very nature may be negative, as its role is to identify the defects in the property. Not all the positive aspects will be highlighted in this report.

- The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

- A Building Inspection to AS4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any act,regulation,ordinance,or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

- Estimating the cost of defects is not included in the Building Inspection Report AS4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

- Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be

reflected in the selling price.

For further information, advice and clarification please contact Aaron Cao on 0406 608 899

The following items were noted as -For your information

Noted Item

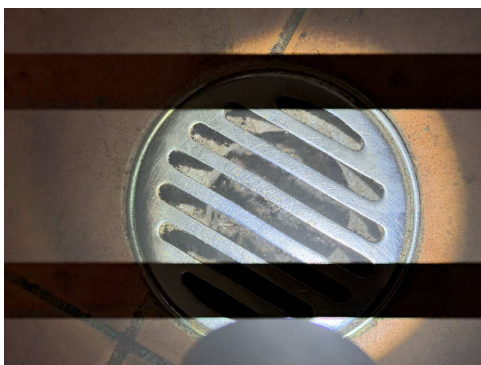
Building: Main Building

Location: Bathroom & Backyard

Finding: Drainage Blocked - Suspected

Information: The inspection has revealed the presence of rubbish in the drainage system, raising concerns about a potential blockage.

It is important to note that the drainage inspection is outside the scope of this report. Given the severity of the suspected blockage and to ensure a thorough assessment, engaging a licensed plumber with expertise in drainage systems is strongly advised.



Noted Item

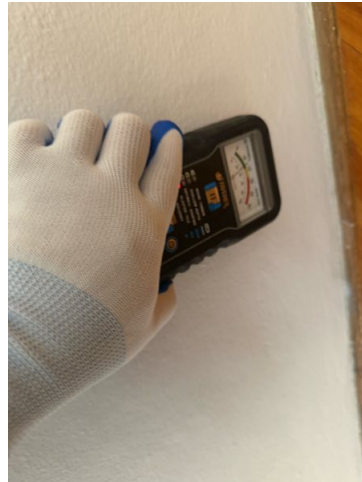
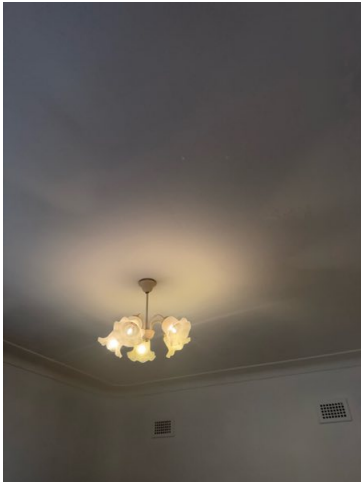
Building: Main Building

Location: All Internal Areas

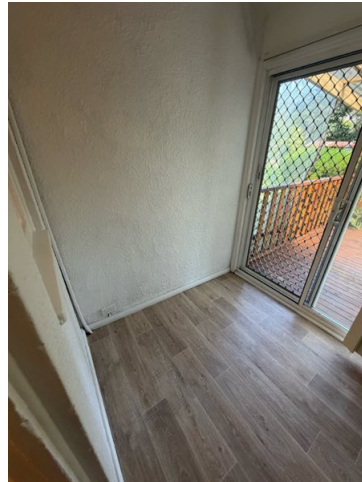
Finding: Additional Photos - Interior Area

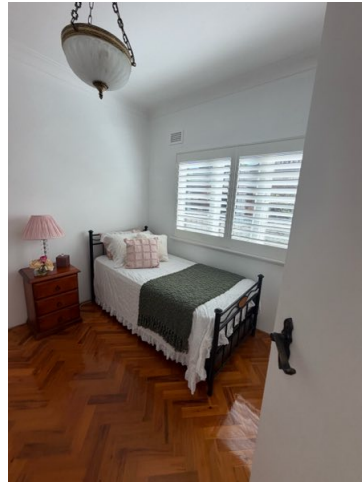
Information: Additional photos are provided for your general reference and may include obstructions, limitations, testing of water, moisture readings or minor maintenance items.



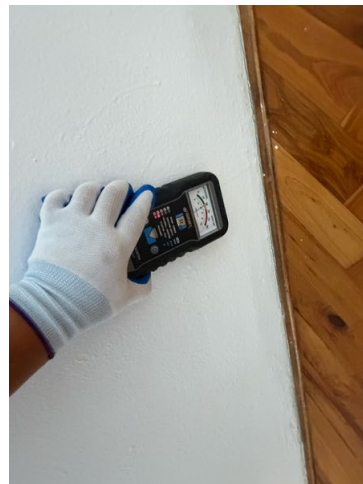












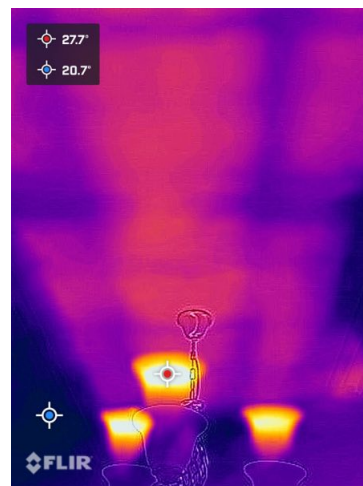
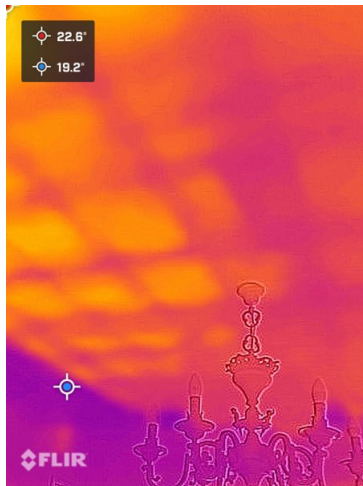
Noted Item

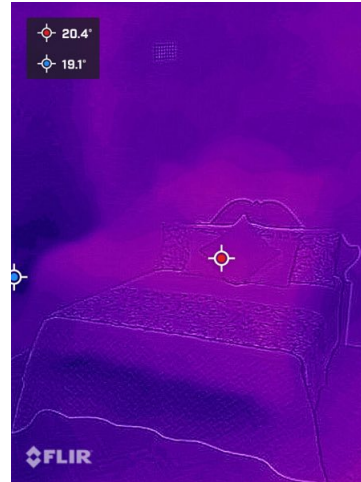
Building: Main Building

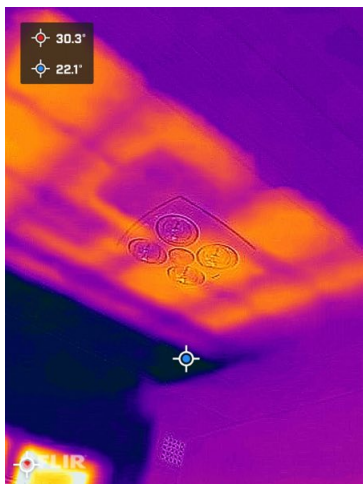
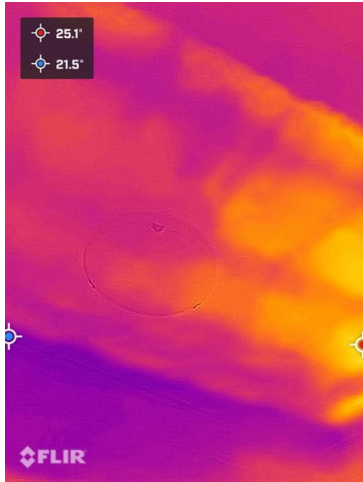
Location: All Internal Areas

Finding: Additional Thermal Image Photos - Interior Area

Information: These Thermal Image photographs are an indication of the interior area at the time of inspection.







Noted Item

Building: Main Building

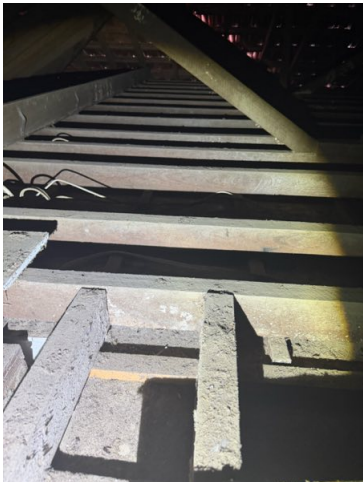
Location: Roof Void

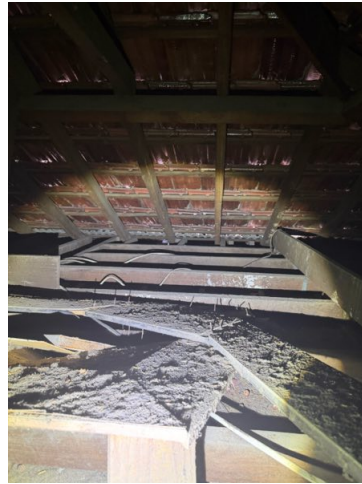
Finding: Additional Photos - Roof Exterior Area

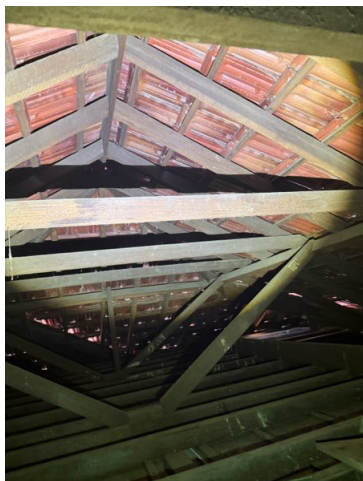
Information: Additional photos are provided for your general reference and may include obstructions, limitations or minor maintenance items.











Noted Item

Building: Main Building

Location: Subfloor

Finding: Lack of Access to Subfloor

Information: The additional photos indicate during the time of the inspection there were Lack of Access to subfloor due to obstruction and entry point smaller than 400mm*600mm.



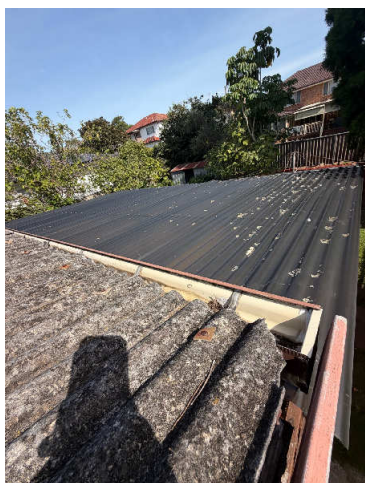
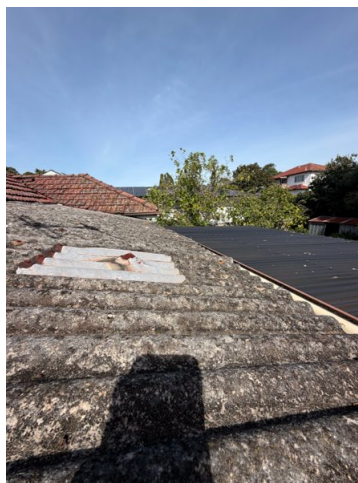
Noted Item

Building: Main Building

Location: All External Areas

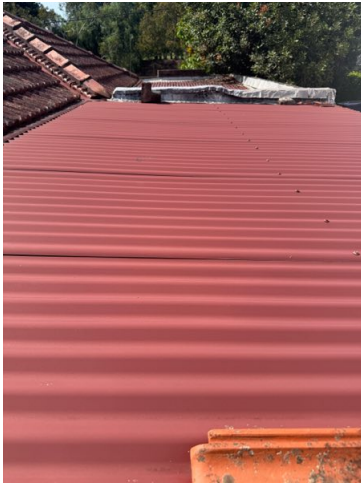
Finding: Additional Photos - Exterior Area

Information: Additional photos are provided for your general reference and may include obstructions, limitations or minor maintenance items.

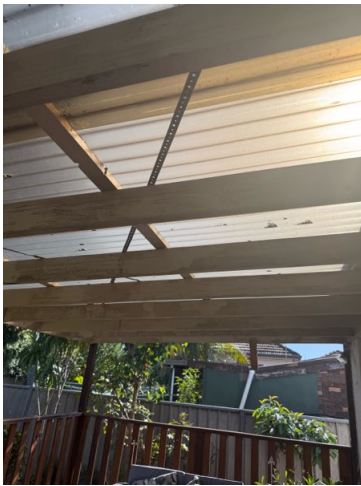


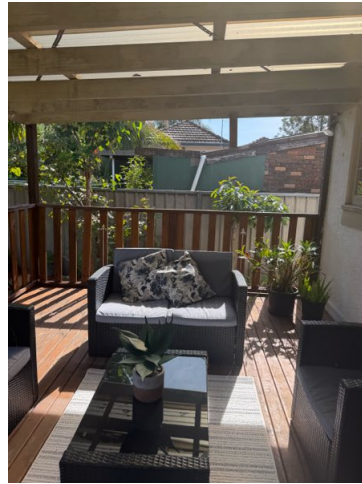






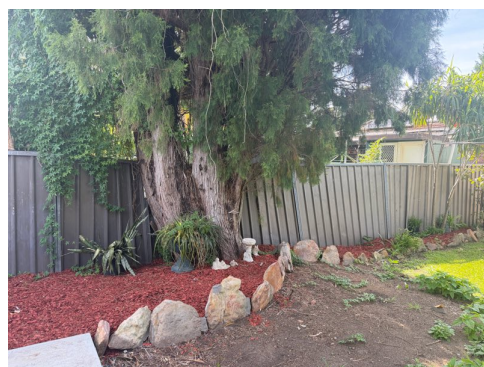






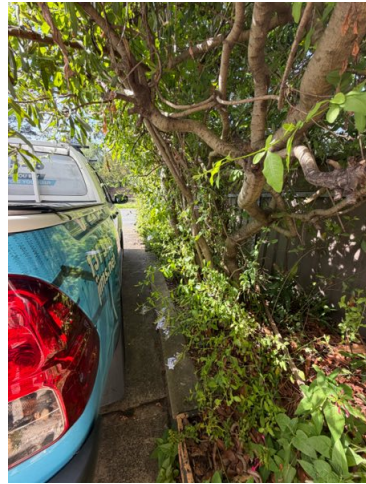


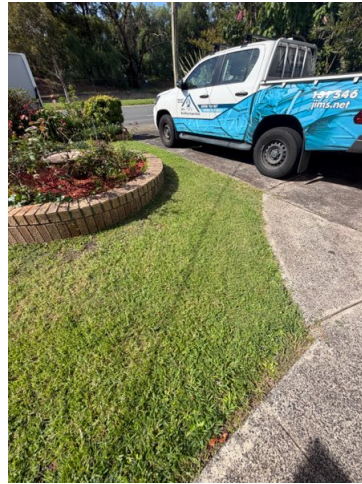














The following items were noted as -Evidence of a previous termite management program

Noted Item

Building: Main Building

Location: Yard - Front

Finding: Evidence of a previous termite management system was identified

Information:

There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.

TERMITE MANAGEMENT NOTICE
 This building has been treated in accordance with AS3660.1 - 2000 (new building) and/or AS3660.2 - 2000 (existing building) with an approved Termite Management System.

Date applied: 29/04/2016

METHOD: Chemical Barrier Physical Barrier Reticulation

CHEMICAL USED: TERMINATOR

PHYSICAL SYSTEM:

RETICULATION SYSTEM:

AREAS PROTECTED: Barrier (soil) Sub-floor
 Slab edge Partial only (see paperwork)

Installation of Barrier Recommended: 3/5 YEARS

FREE Service Period Provided: 6 months

Inspections required: 3 monthly 6 monthly 12 monthly

IMPORTANT: Disturbance or covering of any areas treated by this above treatment or any structural changes, may reduce the effectiveness of the treatment and protection to the structure and this could increase the risk of termite attack. Please contact us if this installed Termite Management System is disturbed, or before any building / construction work is carried out on the structure.
FAILURE to do so will void any warranty or FREE Service Period.

Ponderosa Pest Control (02) 4571 3036

Technician: _____



Definitions to help you better understand this report

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

| | |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Limitation | Any factor that prevents full or proper inspection of the building. |
| Major defect | A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. |
| Methamphetamine | An amphetamine-type stimulant that is highly addictive Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA. |
| Methamphetamine contamination | A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial). |
| Methamphetamine production/manufacture | The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals. |
| Minor defect | A defect other than a major defect. |
| Roof space/Roof void | Space between the roof covering and the ceiling immediately below the roof covering. |
| Screening assessment | An assessment by a screening sampler to determine whether or not methamphetamine is present. |
| Serviceability defect | Fault or deviation from the intended serviceability performance of a building element. |
| Significant item | An item that is to be reported in accordance with the scope of the inspection. |
| Site | Allotment of land on which a building stands or is to be erected. |
| Structural defect | Fault or deviation from the intended structural performance of a building element. |
| Structural element | Physically distinguishable part of a structure NOTE: For example wall, columns, beam, connection. |
| Subfloor space | Space between the underside of a suspended floor and the ground. |
| Subterranean Termite Management Proposal | A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures. |
| Termites | Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber. |

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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