



Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Mar 2026

Property Address: 5/183-185 John St, Lidcombe NSW 2141,
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 Wed, 18 Mar 2026

Modified Date Thu, 19 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 5/183-185 John St, Lidcombe NSW 2141, 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:

- Inspection Type & Standard: This is a combined building and timber pest (termite) inspection completed in general accordance with AS 4349.1 and AS 4349.3, limited to the agreed scope and the level of access available at the time of inspection.

- **Visual & Non-Invasive Assessment Only:** The inspection is visual and non-invasive. No destructive testing was undertaken and no finishes were removed. Concealed areas (behind linings, tiles, waterproof membranes, insulation/sarking, fixed cabinetry, and services) are outside the scope.
- **Accessible Areas Only:** The inspection was limited to areas reasonably accessible at the time. Stored items, furniture, locked areas, height restrictions, tight subfloor/roof clearances, vegetation, and safety hazards may restrict inspection and reduce the ability to detect defects or timber pest activity.
- **Townhouse/Unit Strata Scope (Lot vs Common Property):** This inspection primarily relates to the private lot (the townhouse/Unit) and any areas inspected that were accessible at the time. Items that are often common property (or subject to strata responsibility) may include elements such as roofs, external walls/cladding, balconies, slab edges, retaining walls, perimeter drainage, shared services, fencing, driveways and common walkways—however classification varies by strata plan. The buyer should confirm lot boundaries and responsibilities via the strata plan and strata records.
- **Common Property Inspection Limitations:** Common property areas were inspected as far as was reasonably accessible; however, they are not assessed to the same extent as the private lot and may be outside the contracted scope. Any photographs or references to common areas are provided as supporting information only.
- **Strata Records & Strata Report:** The buyer is strongly advised to obtain and review the strata report/records provided by the strata manager (and/or Owners Corporation) and read them in conjunction with this inspection report. Strata records may contain important information relating to building defects, waterproofing history, repairs, maintenance, capital works, insurance matters, special levies, disputes/claims, and contractor reports.
- **Termite Management Plan (Strata Responsibility):** Where the property forms part of a strata scheme, the termite management plan for common property areas (including inspections, treatments, barriers, and ongoing maintenance) is typically the responsibility of the Owners Corporation/strata management, subject to the strata plan and by-laws. The buyer should confirm the current termite management arrangements, treatment history, and any warranties/certificates via the strata manager's records.
- **Roof, Roof Void & External Areas:** Roof covering condition, flashings, gutters and downpipes are assessed from ground level and accessible points only. Roof void access may be restricted by entry size, insulation/sarking, obstructions, or safety hazards. Where access is limited, assessment is based on visible components only.
- **Subfloor / Underfloor Areas:** Subfloor access depends on safe entry and clearance. Dampness, poor ventilation, low clearance, stored items, debris, vermin, or safety hazards may restrict access. Areas not entered are excluded from assessment.
- **Waterproofing, Moisture & Leaks:** Waterproofing performance (wet areas, balconies, planter boxes, roofs and external walls) cannot be confirmed by a visual inspection alone. Moisture readings, if taken, are indicative only. Leaks can be intermittent and may not be evident at the time of inspection.
- **Services & Appliances Not Fully Tested:** Unless stated otherwise, electrical, plumbing, gas, HVAC, fixed appliances, hot water systems, intercoms, smoke alarms, garage doors, pumps and similar items are not comprehensively tested. Specialist assessment is recommended where concerns exist.
- **Drainage & Stormwater:** Underground drainage and stormwater systems (including shared drainage) are not fully verifiable without specialist testing such as CCTV inspection. Performance may vary with

rainfall intensity and maintenance.

- **Timber Pest Scope:** The timber pest inspection covers visible and accessible timber elements only. Absence of visible evidence is not a guarantee that termites or other timber pests are not present in concealed or inaccessible areas.
- **Termite Risk & Conducive Conditions:** Termite risk is influenced by moisture, landscaping, stored timber, barrier bridging, ventilation, plumbing leaks, and adjoining structures. Where conducive conditions are present, the risk of concealed termite activity increases.
- **Termite Management Systems:** The inspection does not certify the design, continuity, compliance, or current effectiveness of termite management systems (physical or chemical). Confirmation should be obtained from installation documentation, durable notices (where applicable), treatment certificates, and/or a licensed pest controller and/or strata records (where applicable).
- **No Compliance Certification:** This is not a compliance audit and does not certify compliance with the NCC, Australian Standards, approvals, or manufacturer specifications. Compliance matters should be referred to the certifier/PCA or appropriately licensed specialist.
- **Concealed Defects & Future Changes:** The report reflects conditions at the time of inspection only. Defects may exist that are concealed or may develop due to movement, weather, ageing, maintenance, or changes in site conditions.
- **Health & Safety Hazards Outside Scope:** Identification of asbestos-containing materials, lead paint, mould species testing, air quality, chemical contamination and similar hazards are outside scope unless specifically commissioned.
- **Recommendations & Specialist Advice:** Where issues are identified (movement/cracking, dampness, leaks, termite activity/damage, electrical/plumbing concerns), further investigation and advice from appropriately qualified/licensed specialists is recommended.
- **Report Validity:** Findings are generally valid for 90 days from the inspection date, as conditions can change.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Townhouse
Company or Strata title	Yes
Floor	Slab - Suspended Slab, Slab on ground, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	North West
Other Building Elements	Fence - Post and Rail Construction, Party Walls, Porch
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Eaves, Internal Joinery, Porch / Patio, Stair Railing, Staircase
Roof	Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Multi-Storey with basement
Walls	Full Brick, Light Weight Wall Clad
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
- Fencing
- Interior
- The Site
- 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:

- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Wall Exterior - where neighbouring buildings immediately adjoin.
- Wall exterior due to obstructions.

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
- Ceiling linings
- Debris or rubbish
- Decking
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Patio
- Pipework
- Porch
- Stored items

- 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

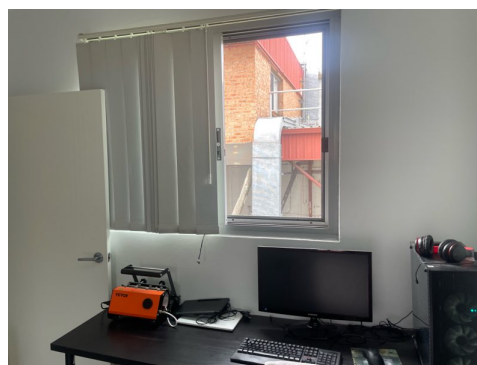
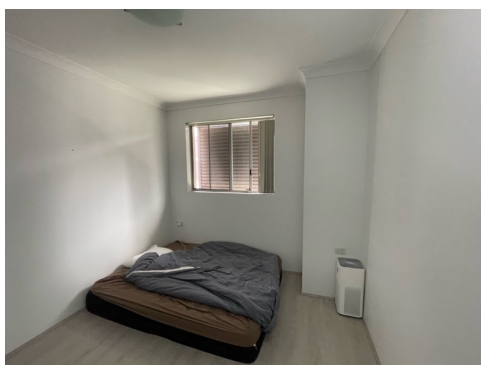
Location: All Areas

Finding: Window - Opening Restrictor / Barrier Missing

Information: During the inspection, a window was observed without an opening stopper/restrictor and with the required safety barrier protection missing. Where windows are located above lower ground levels or otherwise accessible, the absence of these safety measures may create an increased risk of falls, particularly for children.

Window opening control devices and barriers are important safety features intended to limit excessive opening and reduce the likelihood of accidental falls. Their absence indicates the window may not provide an adequate level of occupant protection in its current condition.

A qualified builder or suitably licensed contractor should be engaged to assess the affected window and install an appropriate window opening restrictor and/or compliant barrier system as required. This issue should be treated as a safety concern and addressed without delay.



Major Defect

Finding 2.01

Building: Main Building

Location: Bathroom 2 Level 1

Finding: Shower Alcove Severe Wall Damp - Elevated Moisture

Information: During the inspection, elevated moisture levels were detected throughout the full height of the shower alcove wall and extending into the adjacent wall area. The moisture readings reached up to the ceiling level, indicating that the dampness was not confined to the lower section. No elevated moisture was recorded around the tap fixtures or on the opposite wall, suggesting that the leakage is not related to plumbing fittings within the wall cavity. The silicone sealant appears to have been recently repaired, and both the sealant and grout were observed to be in acceptable visual condition at the time of assessment.

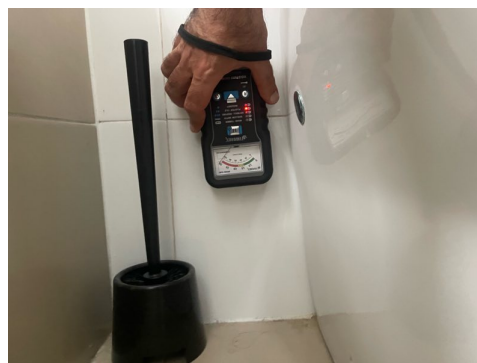
The widespread damp condition suggests that moisture has penetrated behind the wall tiling and migrated into the substrate. This may have occurred through previous failures in grout joints, sealant edges, or the waterproof membrane beneath the tiles. Even when surface finishes appear intact, small gaps or voids can allow moisture to be absorbed into the wall structure over time. The persistence of moisture after recent sealing indicates that the underlying waterproofing may have been compromised before cosmetic repairs were undertaken.

Uncontrolled dampness within a shower recess can have serious consequences if not addressed in a timely manner. Moisture trapped behind the tiling system promotes mould and fungal growth, deterioration of plasterboard or cement sheeting, and eventual decay of adjacent framing or structural members. Over time, these conditions can weaken the building fabric, reduce the lifespan of finishes, and contribute to unhealthy indoor environments due to microbial contamination.

It is recommended as a short-term priority that a licensed plumber or bathroom waterproofing specialist conduct further investigation to confirm the source and extent of moisture ingress. Depending on findings, the affected area may require removal of tiles and reinstatement of the waterproof membrane to ensure long-term integrity. The wall should be allowed to fully dry before any rectification is carried out, and moisture monitoring should continue until readings stabilise within a normal range.

Regular maintenance of grout and sealant joints is essential to prevent recurrence of similar issues. Shower alcoves are high-moisture environments and require ongoing attention to ensure that joints, corners, and transitions remain watertight. Periodic inspection, prompt resealing, and maintaining adequate ventilation will assist in preventing future dampness and preserving the performance of the waterproofing system.





Minor Defect

Finding 3.01

Building: Main Building

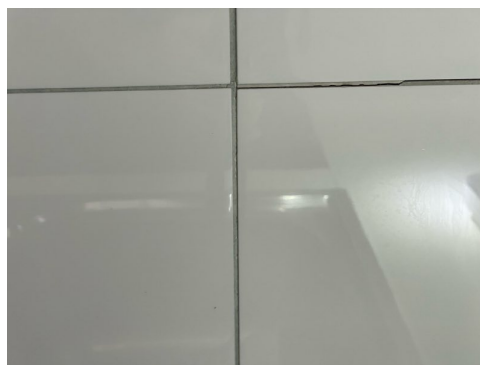
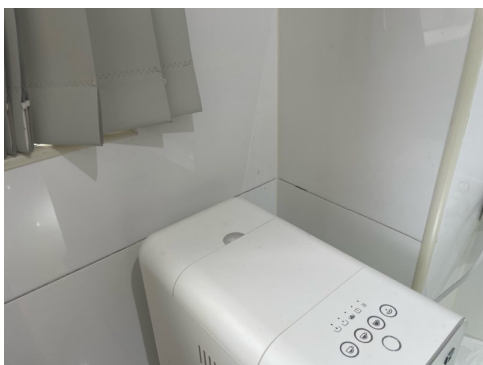
Location: Kitchen

Finding: Tiles - Drummy

Information: Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Finding 3.02

Building: Main Building

Location: Kitchen

Finding: Kitchen Cabinetry (Vanity/Joinery) – Damaged (Wear & Tear)

Information:

The kitchen cabinetry (vanity/joinery) was observed to be in a damaged condition at the time of inspection, including visible scratches to cabinet doors/panels, water staining and general wear and tear. This condition detracts from the overall presentation and may reduce the practical serviceability of the storage areas.

The observed deterioration may be consistent with long-term use, impact damage, and moisture exposure from routine kitchen activities (spills, cleaning, steam, or minor leaks). Where laminated or painted finishes are scratched, worn, or water stained, the protective coating can be compromised, increasing the likelihood of moisture absorption into board products, swelling, delamination, and progressive deterioration—particularly around sink cabinetry and kickboards.

It is recommended that the client arrange further assessment and repair or replacement of the affected cabinetry components as required to restore function and reduce the risk of ongoing deterioration. If staining is present near the sink, dishwasher, fridge water line, or plumbing penetrations, it is also recommended that these areas be checked to confirm there is no active leak contributing to the damage.



Finding 3.03

Building: Main Building

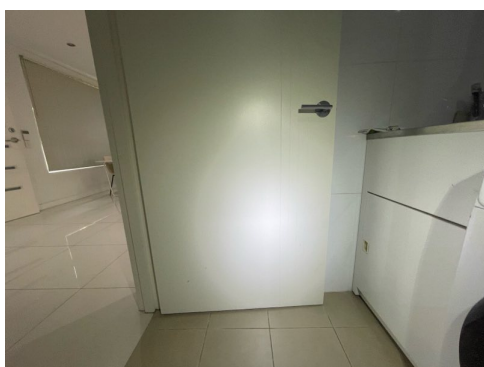
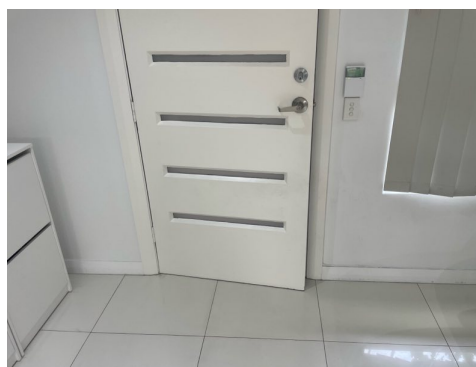
Location: All Internal Areas

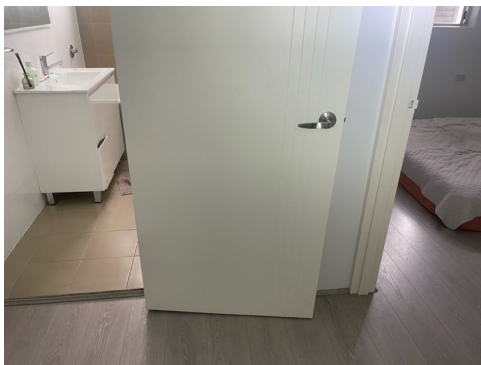
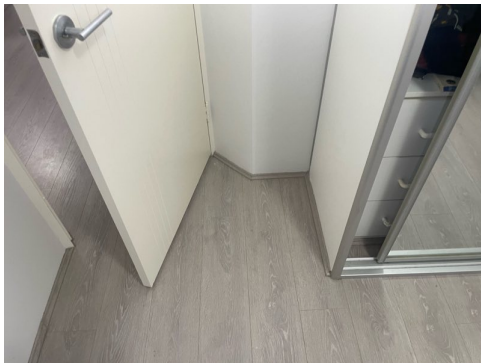
Finding: Door - Missing Stopper

Information: During inspection, it was noted that one internal door does not have a door stopper installed. Without a stopper, the door handle is at risk of striking the adjoining wall or architrave, which may lead to surface damage over time.

This is a minor but important fitting that protects both the door and surrounding finishes.

It is recommended that a suitable door stopper be installed to this door to prevent impact damage and ensure proper functionality.





Finding 3.04

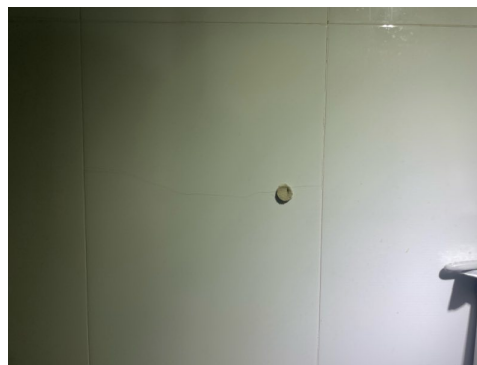
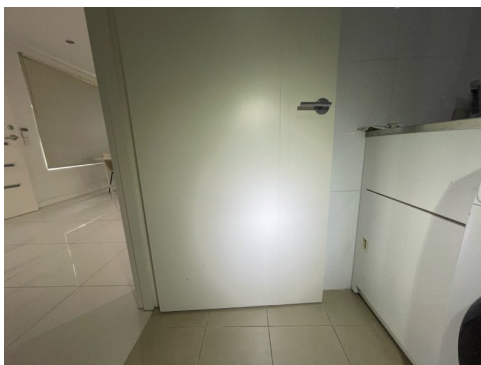
Building: Main Building
Location: Bathroom Ground Level
Finding: Tiles - Cracked or damaged

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 3.05

Building: Main Building
Location: Bathroom Ground Level
Finding: Sealant and grouting - Missing or damaged

Information:

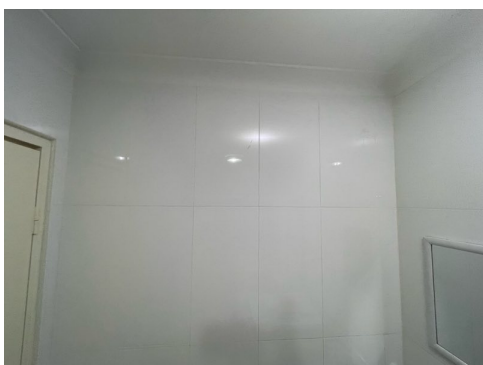
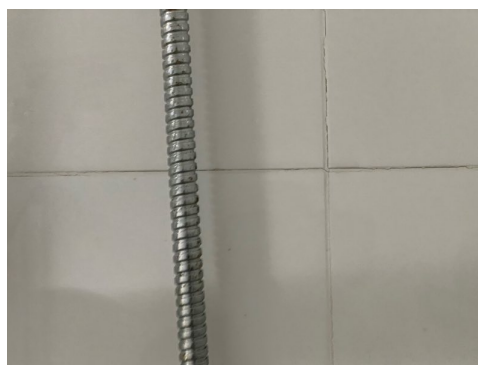
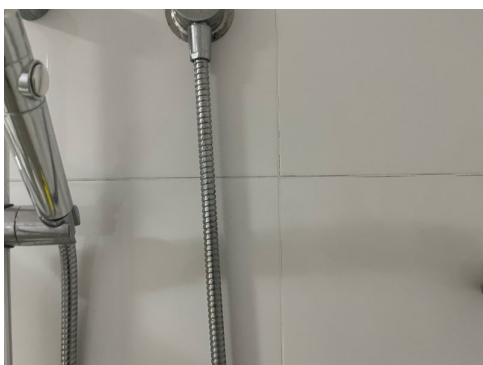
It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

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.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

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 3.06

Building: Main Building

Location: Bathroom Ground Level

Finding: Shower Alcove Wall Damp - Elevated Moisture

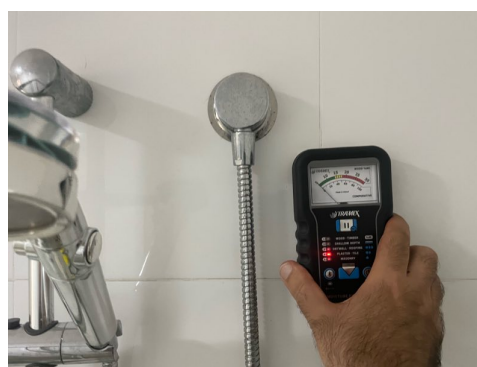
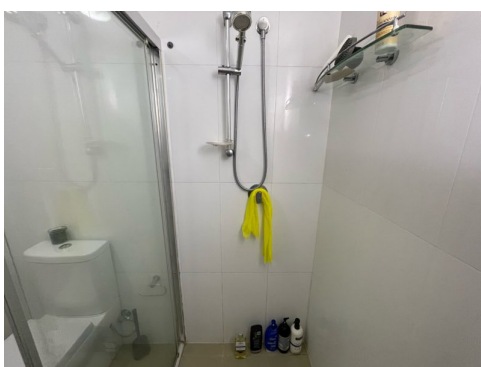
Information: During inspection, damp was detected to the lower wall area of the shower alcove, extending up to approximately 1 metre. There were no elevated moisture readings identified around the taps, nor were there readings transferring through to the opposite side of the wall. The sealant appears to have been repaired recently, and both the sealant and grout are currently in acceptable condition.

This type of defect is quite common and is suspected to have been caused by moisture permeating or leaching through the grouting and/or gaps in the sealant prior to the recent repairs. Even when surface finishes appear intact, moisture can penetrate behind tiling and into the substrate over time.

Unmanaged damp in a shower recess is likely to facilitate mould and fungi growth, decay of associated building materials, and compromise of structural integrity. Excessive indoor moisture is also linked to the growth of microbes that can emit spores and cause health-related issues, particularly respiratory problems.

It is recommended that the affected wall area be rectified in the close future by a licensed plumber or bathroom waterproofing specialist to ensure the moisture issue is properly resolved. Monitoring should continue until rectification is carried out.

Ongoing maintenance of grout and sealant is essential to prevent future recurrence of damp conditions in the shower alcove.





Finding 3.07

Building: Main Building

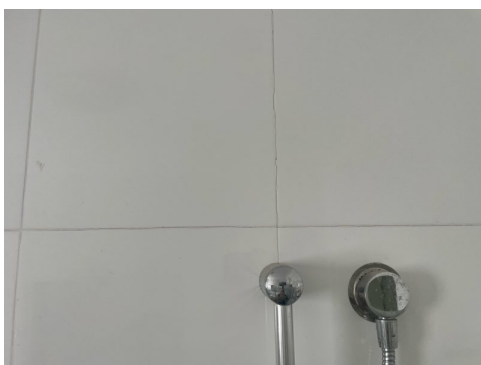
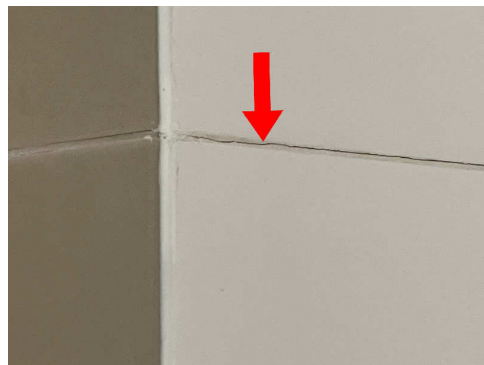
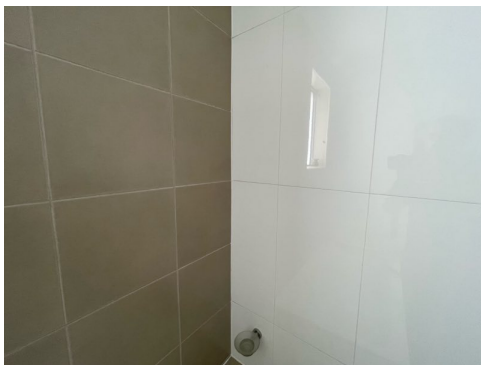
Location: Bathroom 2 Level 1

Finding: Tiles - Missing Sealants and/or Grouts

Information: During the inspection, sections of the existing tiled surfaces were observed with missing, cracked, or deteriorated grout and/or sealant. These gaps were visible along tile joints and at junctions where tiles meet adjoining walls, skirtings, or fixtures.

The deterioration has likely occurred over time due to general wear, building movement, or ongoing moisture exposure. Missing or damaged grout and sealant allow water to penetrate behind tiles, which can lead to staining, mould growth, or damage to the substrate and surrounding finishes.

It is recommended that the affected areas be re-grouted and re-sealed by a qualified tiler or trade as a short-term priority to maintain a watertight finish and prevent further deterioration.



Finding 3.08

Building: Main Building

Location: Bathroom 2 Level 1

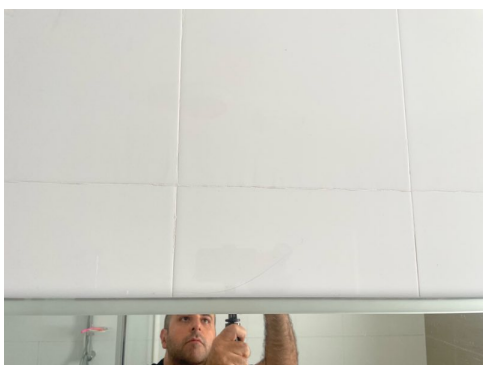
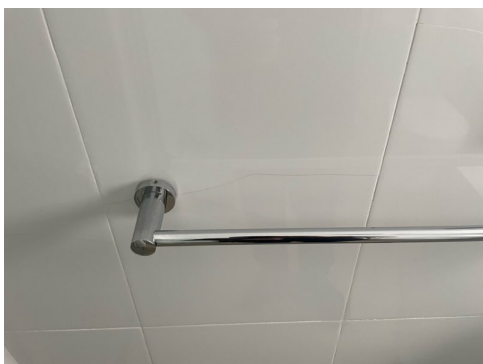
Finding: Tiles - Cracked or damaged

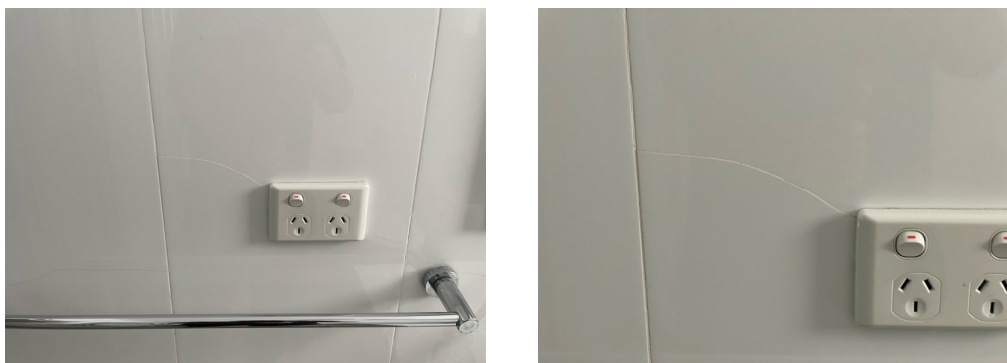
Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

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 3.09

Building: Main Building

Location: Ensuite - Master

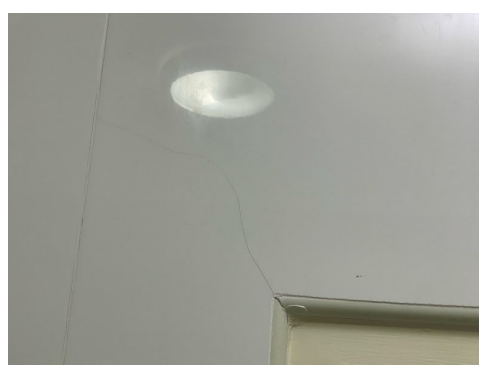
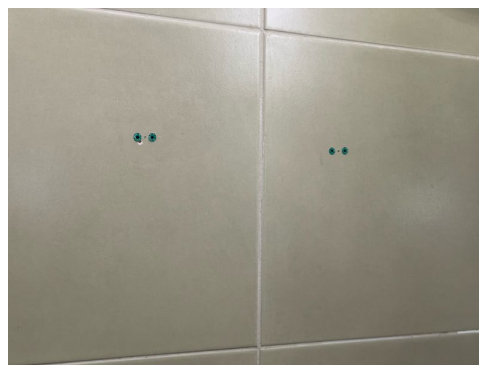
Finding: Tiles - Cracked or damaged

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 3.10

Building: Main Building

Location: Ensuite - Master

Finding: Bathroom Vanity – Damaged (Scratches, Water Staining, Wear & Tear)

Information: The bathroom vanity was observed to be in a damaged condition at the time of inspection, including visible scratches to the vanity surfaces, water staining, general wear and tear. This condition affects both presentation and serviceability of the fixture.

The observed staining and deterioration may be consistent with ongoing moisture exposure (splashing, minor leakage, or poor drying/ventilation) combined with normal use over time. Where laminated or painted finishes are scratched, worn, or water stained, the protective coating can be compromised, which may allow moisture absorption and lead to swelling, delamination, and progressive deterioration of the cabinet materials.

It is recommended that the client arrange further assessment and repair or replacement of the affected vanity components as required to restore function and reduce the risk of further deterioration. If water staining is active or worsening, it is also recommended that the plumbing and surrounding junctions (basin waste, taps, silicone seals, and adjacent wall/floor interfaces) be checked to confirm there is no ongoing leak contributing to the damage.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

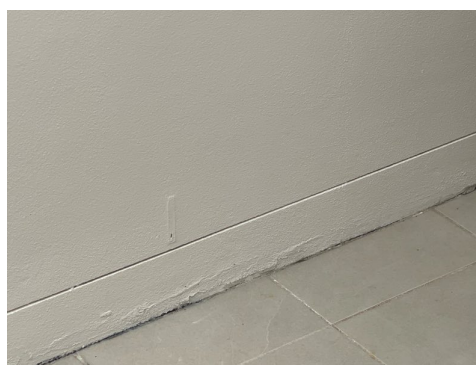
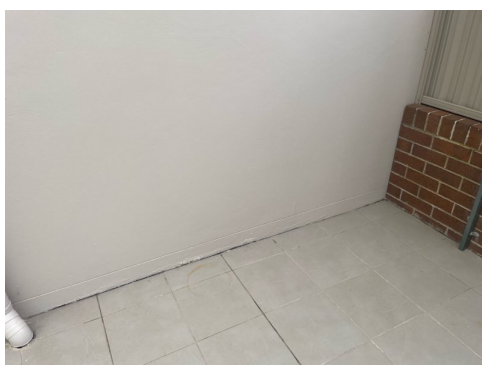
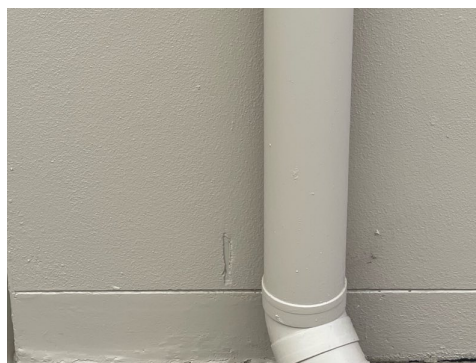
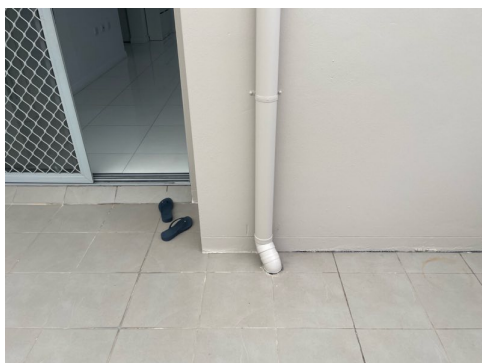
Finding 6.01

Building: Main Building

Location:	Electrical Switchboard
Finding:	Termite Management System - no evidence of a chemical installation
Information:	<p>The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.</p> <p>A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.</p> <p>The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.</p>

Finding 6.02

Building:	Main Building
Location:	Yard
Finding:	Weep holes - Blocked
Information:	<p>It was noted during the time of inspection that some of the weep holes to the brickwork were blocked. Weep holes are designed to allow water from leaks or seepages in brickwork to be directed to the external environment, prior to entering the wall cavity or associated building materials. Weep holes should therefore be kept clean and free of debris or blockages.</p> <p>Blocked weep holes are likely to result in the presence of excessive moisture within the brickwork and associated structures, creating potential for water damage and moisture problems.</p> <p>Depending on the nature of the blockage, the homeowner may be able to undertake remedial works to remove blockages. Alternatively, appointment of a registered builder may be required to remove blockages. Preventative works are necessary in ensuring the structural integrity of the affected brickwork and should be performed as soon as possible.</p>



Finding 6.03

Building: Main Building

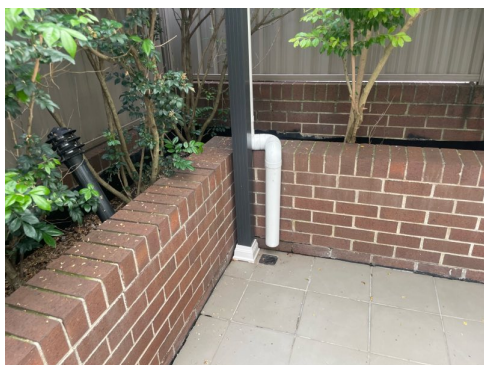
Location: Downpipes

Finding: Downpipe(s)-not connected

Information: The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.



Finding 6.04

Building: Main Building

Location: Yard - Front

Finding: Large trees/stumps within 30m of house

Information: There are a number of large trees/stumps within 30m of the house which may contain natural termite activity. It is important to monitor these areas to ensure no natural activity is allowed to progress into the main house. Regular inspections are recommended. Consider test drilling any large trees. A pest controller can be contacted to carry out such testing at the owners discretion.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Gas
- Licensed Plumber specialising in Roof Plumbing
- Solicitor or Conveyancer
- Termite and Timber Pest Technician / Licensed Pest Controller
- The Vendors / Vendors Agent

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

The inspection identified a number of defects affecting the townhouse, with the most significant issue being severe elevated moisture to the shower alcove wall in Bathroom 2, which is considered a major defect and is suggestive of water ingress and possible concealed leakage or waterproofing failure. Additional moisture-related concerns were also noted to another bathroom shower alcove, together with damaged or missing sealants and grouting. Cracked, damaged and drummy tiles were observed in the kitchen, bathroom, Bathroom 2 and master ensuite, indicating general deterioration and the need for repairs to reduce the risk of further moisture penetration and ongoing finish failure.

A safety hazard was identified due to a missing window opening restrictor / barrier, which should be addressed promptly for occupant safety. Other minor defects included wear and tear to kitchen cabinetry, damage to the ensuite vanity, and missing internal door stoppers. It is also noted that this is a strata title property, and elements such as the roof structure, roof void, and other common or structural components may fall wholly or partly under the responsibility of the Owners Corporation / strata management. These matters should be considered together with the strata records and any available strata inspection report.

The timber pest inspection did not reveal evidence of live termite activity, termite damage, fungal decay or chemical delignification at the time of inspection. However, several conditions conducive to timber pest activity were noted, including blocked weep holes, disconnected downpipes, and large trees / stumps in close proximity to the dwelling, together with no visible evidence of a chemical termite management system. In addition, the inspection was subject to access limitations and obstructions in parts of the property, including areas within the unit, sections of common property, and the roof void. The roof access manhole was not safely accessible due to its position, inadequate clearance and obstructions beneath the opening, and therefore the roof void could not be internally inspected. Accordingly, concealed areas and any defects not visible at the time of inspection may not have been identified. Service items including plumbing, electrical, gas, air-conditioning, appliances and fire safety systems remain outside the scope of a standard building and timber pest inspection unless separately assessed.

For further information, advice and clarification please contact Kamal Biucky on 0415 454 444

The following items were noted as -For your information

Noted Item

Building: Main Building

Location:

Finding: Termite Management Recommendation – Strata Responsibility

Information: A proposal should be implemented in accordance with Australian Standard AS 3660.2 – Termite Management – In and Around Existing Buildings and Structures to assist in managing the risk of future subterranean termite entry.

This recommendation applies particularly to properties within this strata complex, where conditions may be conducive to termite or timber pest activity. Preventing termite infestations through proactive management is significantly more effective and cost-efficient than addressing live infestations after they occur.

It is therefore recommended that the Owners Corporation (strata management) arrange for a licensed pest management contractor to review and, where appropriate, implement preventative termite management measures on behalf of all lot owners. These may include the installation of a post-construction chemical barrier and the control of excess moisture or vegetation around building perimeters and common areas.

Noted Item

Building: Main Building

Location: All Internal Areas

Finding: Timber Pest Inspection Methodology

Information: All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. No evidence of termite activity was found inside the house at the time of the inspection. In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction. Termite activity generates high temperatures and moisture and if this irregularity is found it can be grounds for further investigation. NO readings for moisture was found at the time of inspection.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of chemical delignification was absent at the time of inspection

Information: Chemical delignification also known as wood defibrillation refers to the chemical breakdown of timber building elements. This breakdown deteriorates the wood severely impacting on the structural integrity and tensile strength of the affected building element. Chemical delignification is most common in marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc. Areas that may be prone to the development of chemical delignification should be monitored frequently in order to identify any evidence of chemical delignification emerging.

Noted Item

Building: Main Building

Location: All Areas

Finding: Fungal decay - absent at the time of inspection

Information: Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time. The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration. Although no evidence of fungal decay was present at the time of inspection it is highly recommended that areas which may be conducive to the development of fungal decay e.g. subfloor space external timber elements etc. be monitored and maintained regularly.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of termite workings / damage was absent at the time of inspection

Information: No evidence was found at the time of inspection to suggest that termite activity is present on the property including past workings and damage.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest company and continue to monitor areas which have conditions conducive to termite activity.

Annual pest inspections are also advised in order to identify such workings.

Noted Item

Building: Main Building

Location: All Areas

Finding: Evidence of live termite activity was absent at the time of the inspection

Information: If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced such evidence may only become apparent sometime after the attack has commenced.

As the inspection can only report details of what was found on the day of the inspection we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended inspection you should contact a pest controller immediately.

Noted Item

Building: Main Building

Location: All Areas

Finding:	Plumbing/electrical/gas/aircon/appliances/pool equipment/fire safety etc
Information:	<p>Plumbing and electrical inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Trades person.</p> <p>It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.</p> <p>We recommend all other installations be checked also.</p> <p>Whilst we note and comment of visually apparent defects that present during the building inspection, legislation requires the checking and documenting of compliance for plumbing and electrical requirements be done by licensed electrician and plumbers respectively to ensure they are functioning correctly.</p>

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Strata Title Property – Common and Structural Elements Under Owners Corporation Responsibility
Information:	<p>This unit forms part of a strata-titled complex, where ownership is generally limited to the internal areas of the lot. All external and structural elements, along with common property, are maintained by the owners corporation (strata management) in accordance with the strata scheme's by-laws and statutory maintenance obligations.</p> <p>Common property typically includes, but is not limited to, the building structure (walls, roof, subfloor, foundations, columns, and beams), as well as external finishes, balconies, windows and doors (subject to by-laws), gutters, downpipes, pathways, driveways, retaining walls, boundary and dividing fences, landscaping, lighting, stairways, and shared service lines such as plumbing, stormwater, electrical, and communication conduits.</p> <p>Any defects or deterioration relating to these external or structural elements are generally the responsibility of the owners corporation rather than the individual lot owner. These items should be referred to the strata inspection report or discussed directly with the strata manager for further clarification, assessment, and rectification as part of the ongoing maintenance program.</p>

Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photographs – Access Limitations Within Unit and Common Property Areas (Internal, External, Roof Void & Subfloor Where Applicable)

Information:

Additional photographs have been provided for general reference. At the time of inspection, certain areas of the unit apartment and associated common property were subject to access limitations and obstructions. Accordingly, the inspection was restricted to surfaces that were readily visible and safely accessible in accordance with standard visual inspection methodology (refer AS 4349.1 principles).

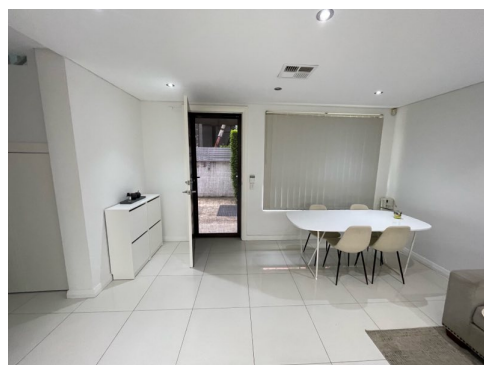
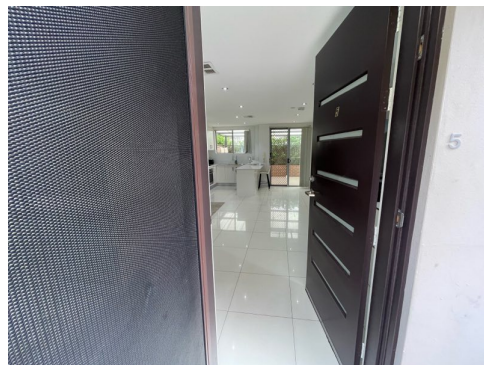
Internally (within the unit), portions of wall/floor junctions, internal corners, and areas behind furniture, stored items, appliances, and fixed joinery were not fully accessible. In apartment environments, cabinetry, wardrobes, kitchen units, and bathroom fittings can conceal substrate conditions. As a result, concealed defects, moisture ingress, cracking, or pest-related damage may exist in areas that were not able to be clearly viewed at the time of inspection.

Externally (common property and immediate perimeter), visibility to certain slab edges, façade interfaces, weepholes, and termite inspection zones was restricted by landscaping, garden beds, boundary fencing, adjacent structures, and stored materials. In strata complexes, ground levels and external elements are often under the control of the Owners Corporation, and obstructions may limit the ability to fully assess damp-proof courses, drainage falls, and potential termite entry points.

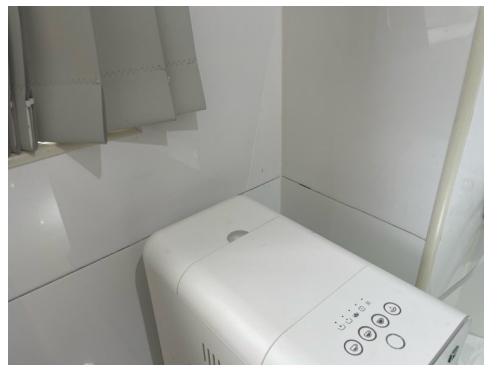
The subfloor area (if applicable to this building configuration) was not fully accessible due to restricted clearance, limited entry provisions, and/or the presence of services and stored items. Consequently, only accessible sections were inspected. Concealed structural members, damp conditions, ventilation adequacy, or evidence of timber pest activity may exist in areas that could not be entered or clearly viewed.

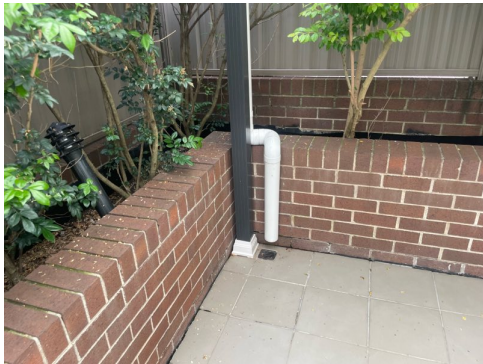
The roof void and roof exterior inspection were also subject to access constraints. Limitations included restricted manhole access, insulation coverage, ducting, low head height, and absence of safe walkways within the roof space. External roof inspection may be limited where roof pitch, building height, weather conditions, or safety considerations prevent close-up assessment. Accordingly, concealed roof framing, sarking, flashings, membrane systems, and roof drainage components may contain defects that were not detectable at the time of inspection.

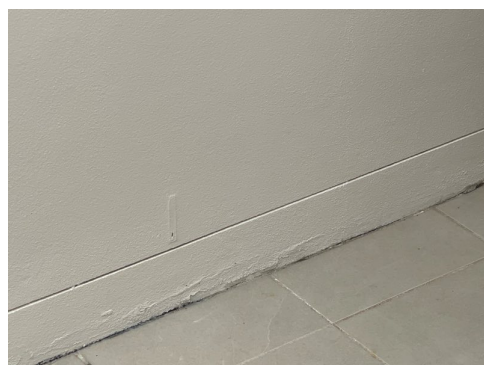
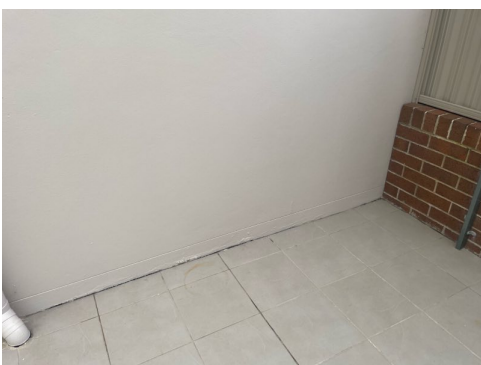
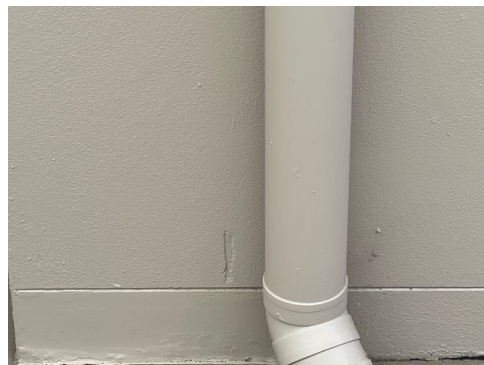


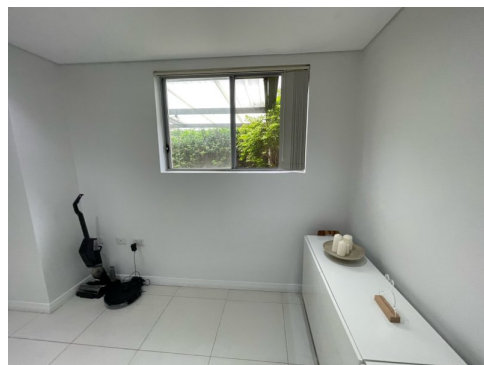
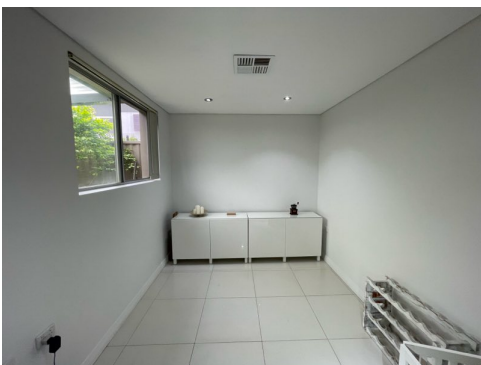
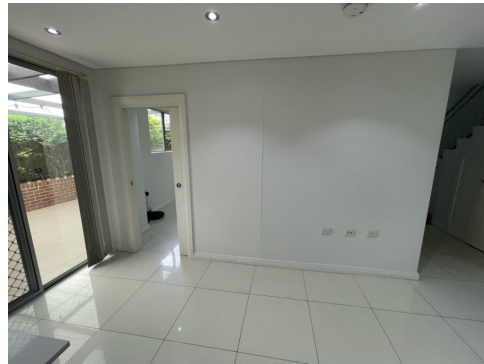
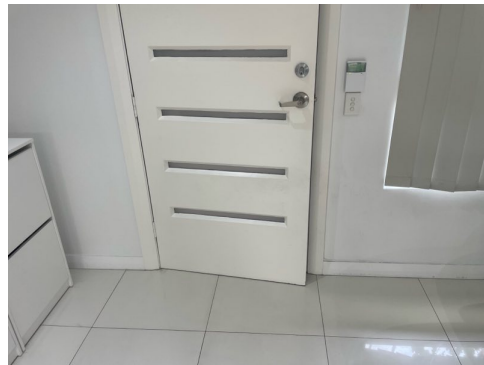


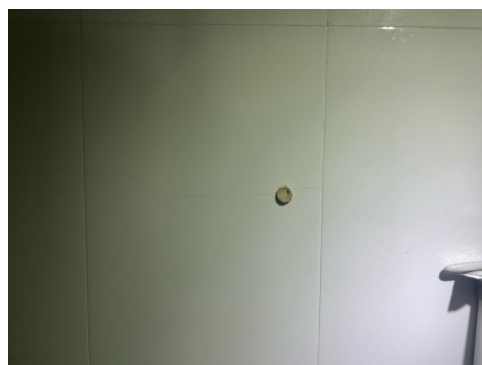
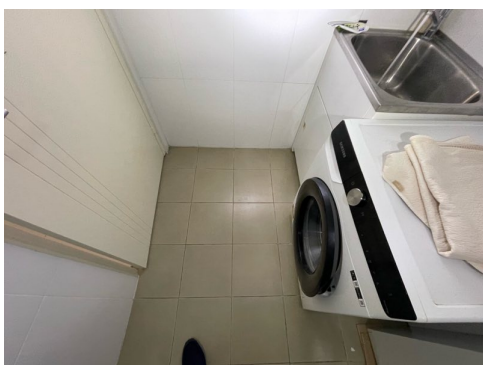
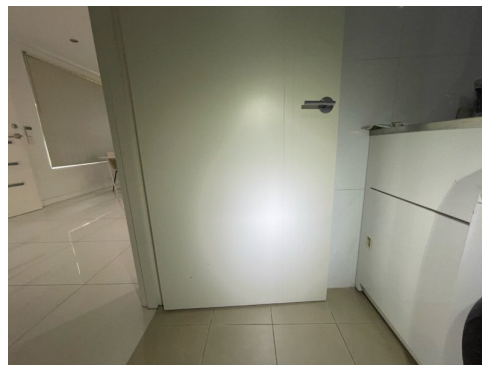
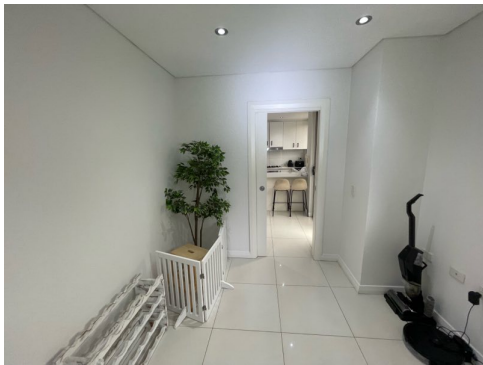


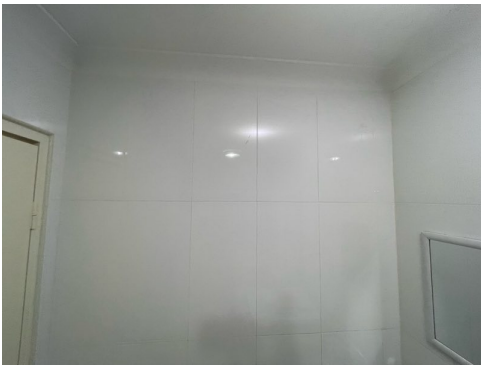


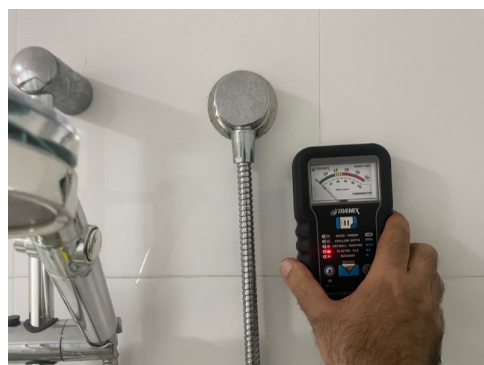
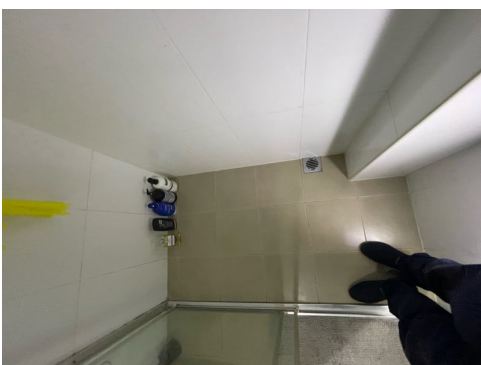
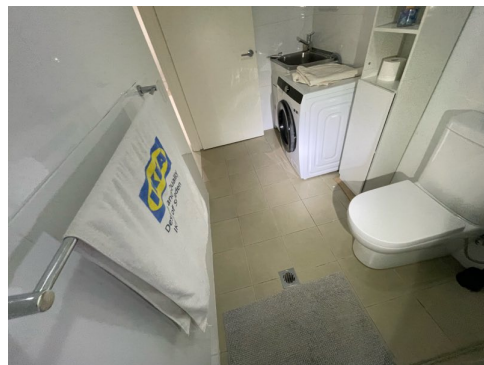
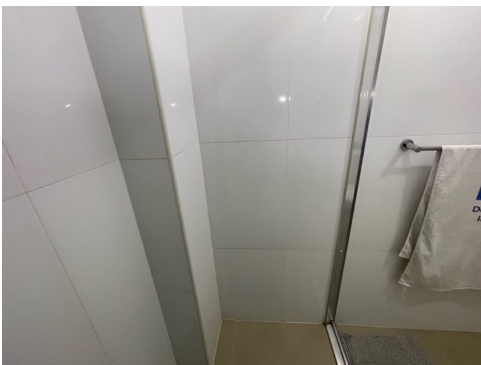
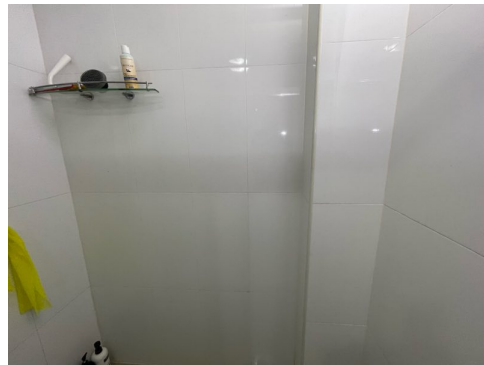




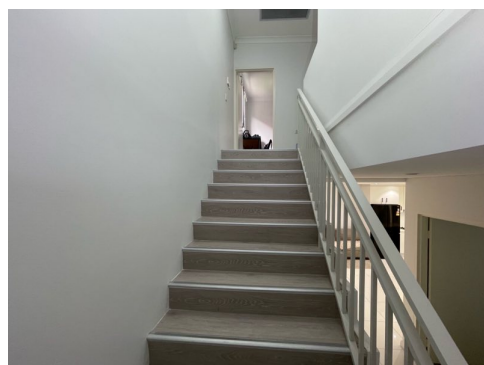
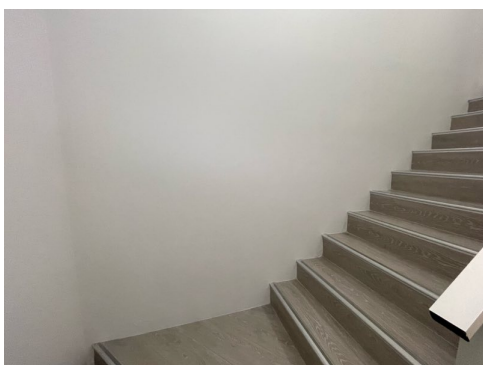
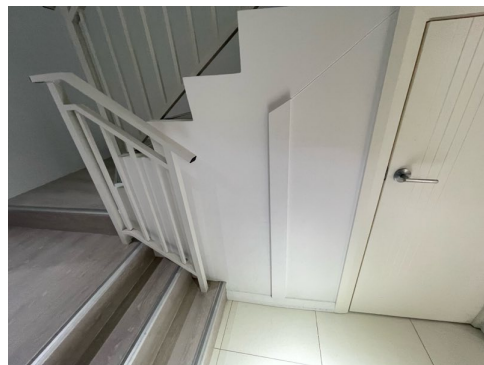
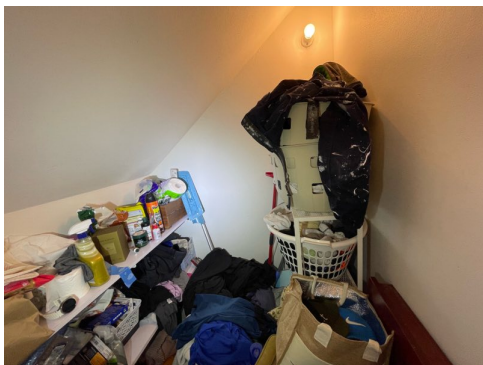


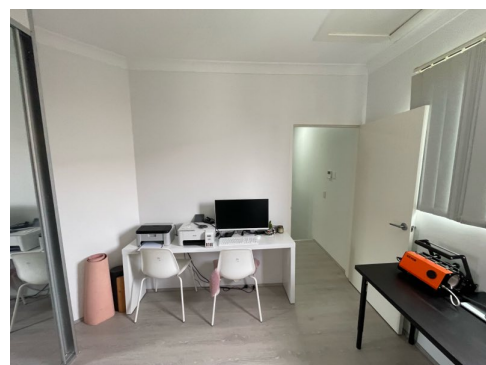
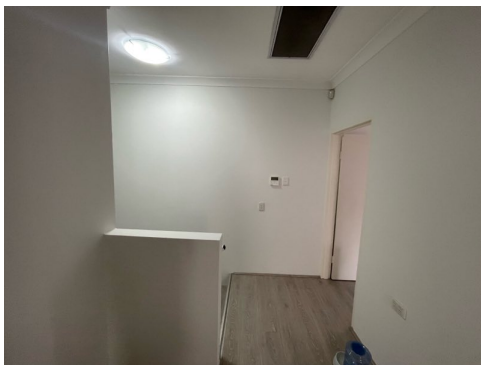
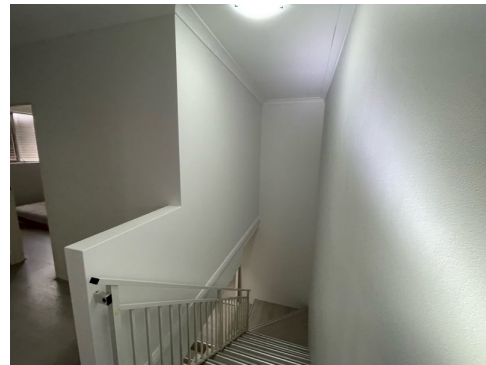
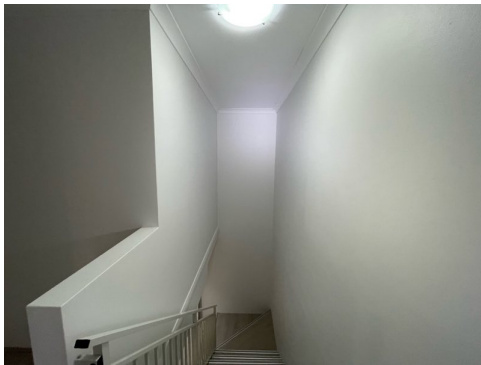


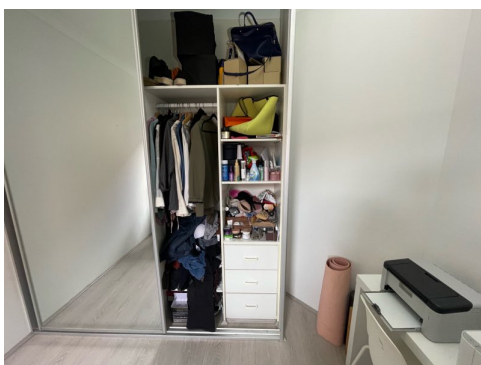
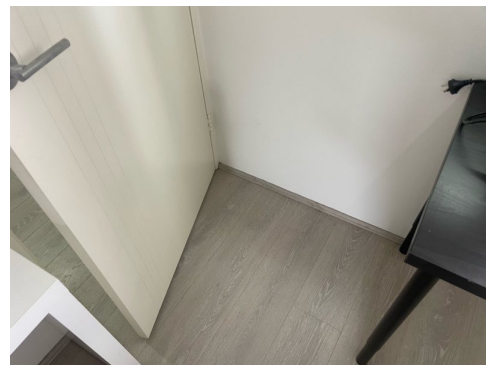


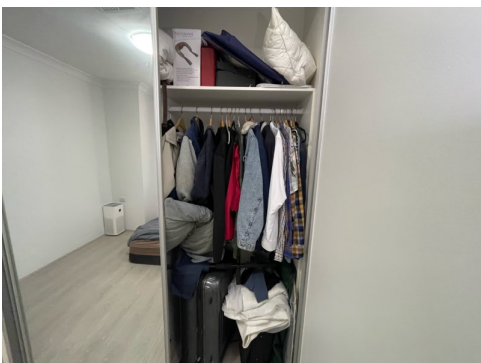
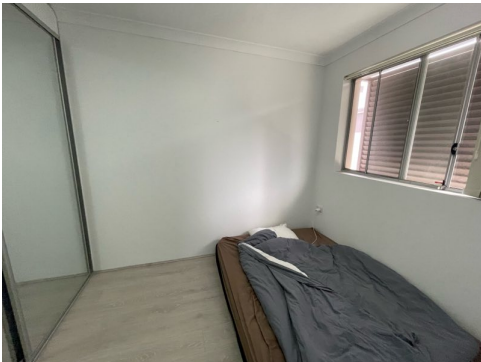


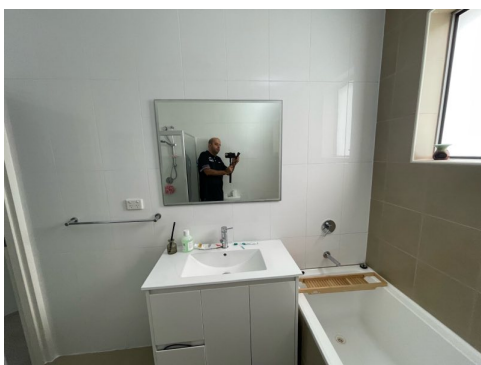
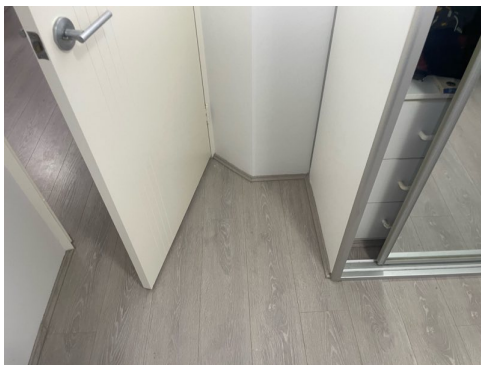
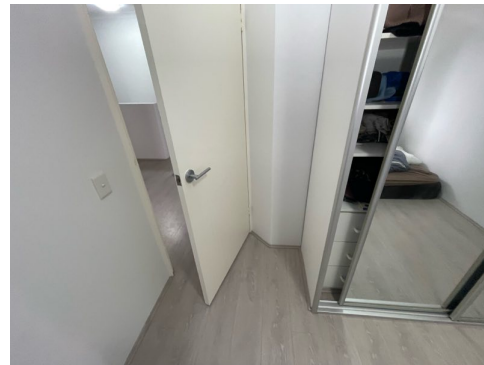


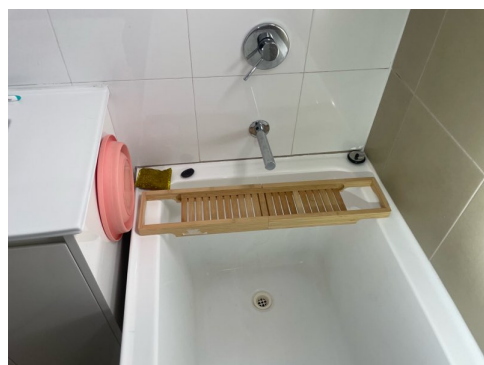




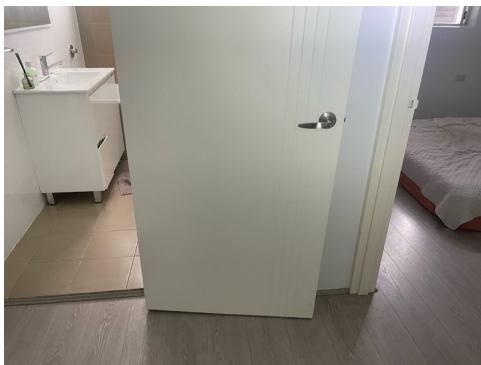
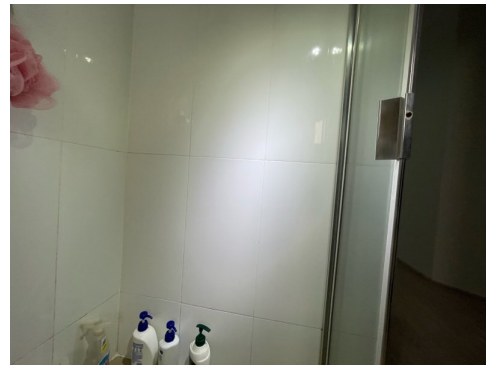
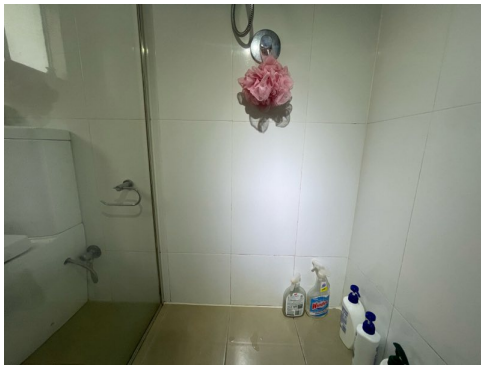


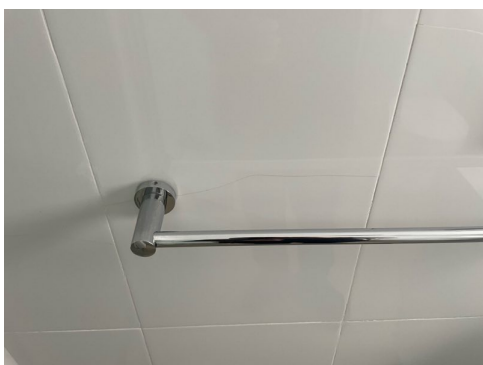
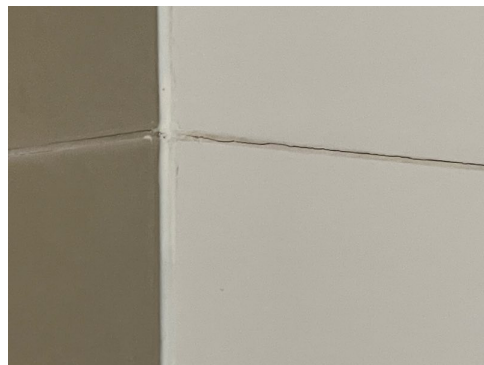
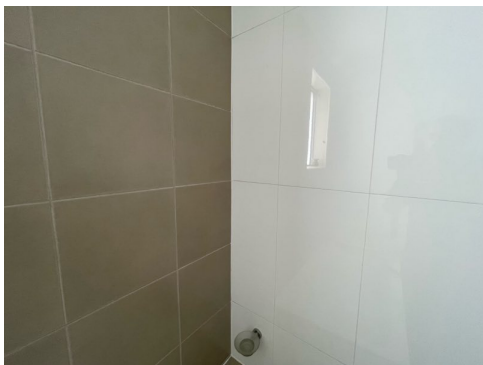
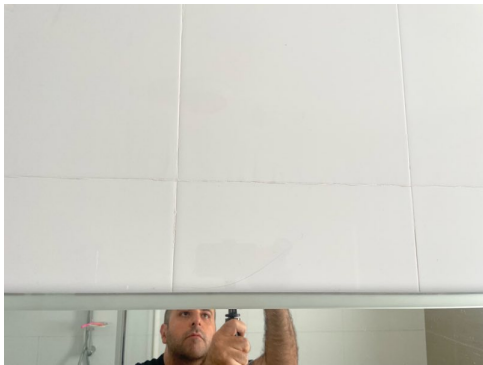


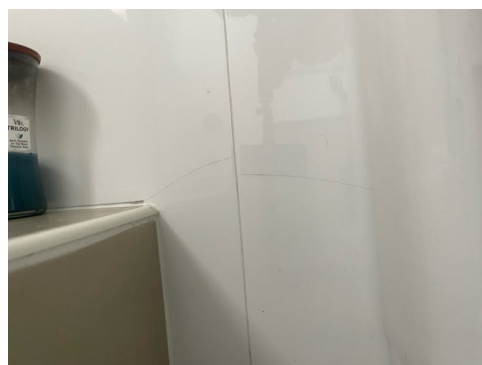


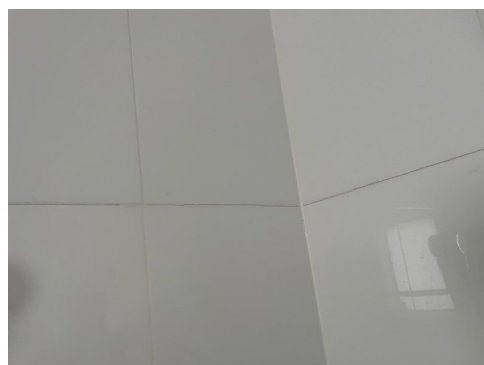
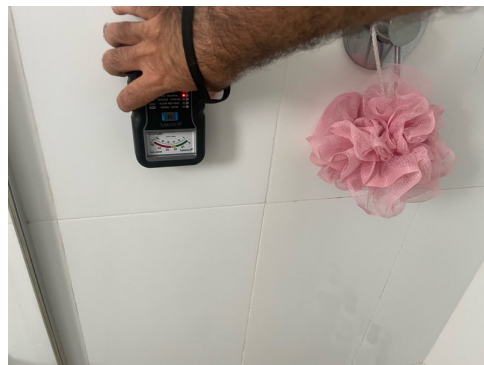
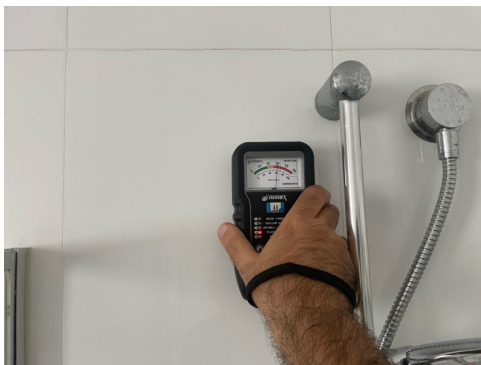
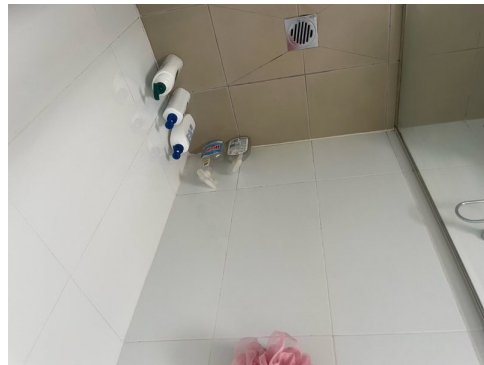
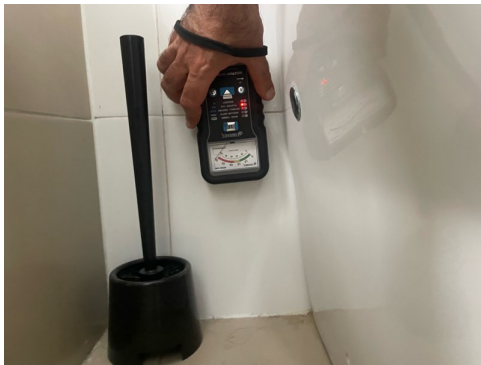


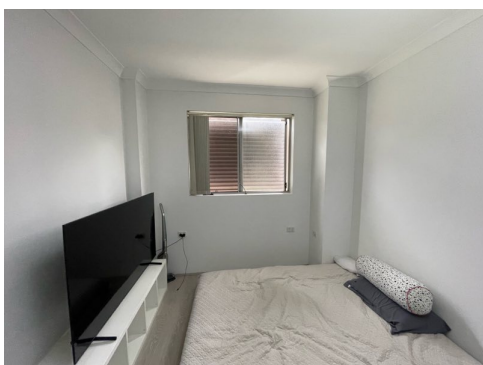
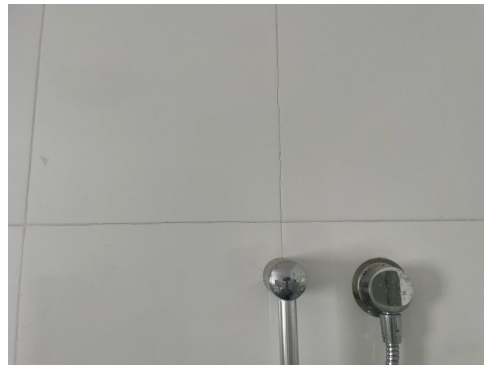






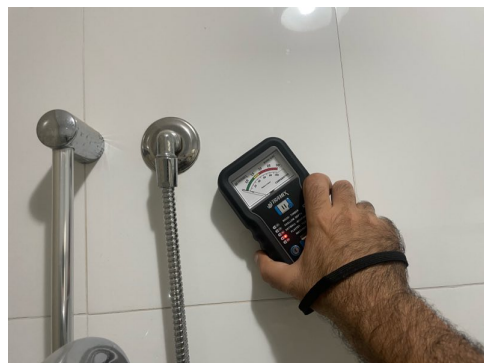
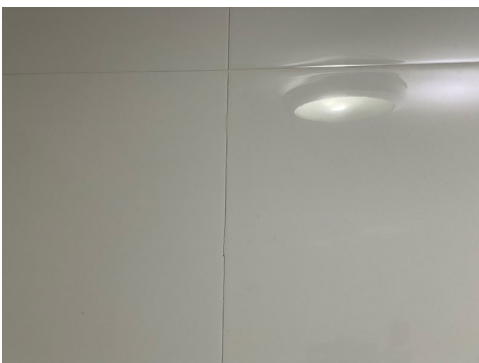
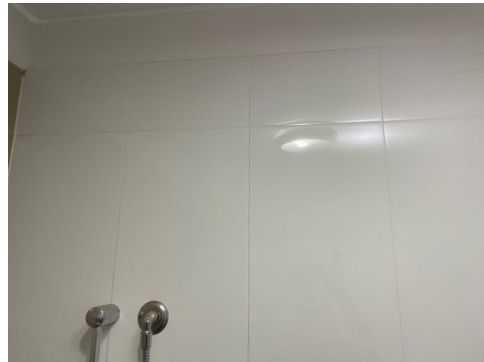


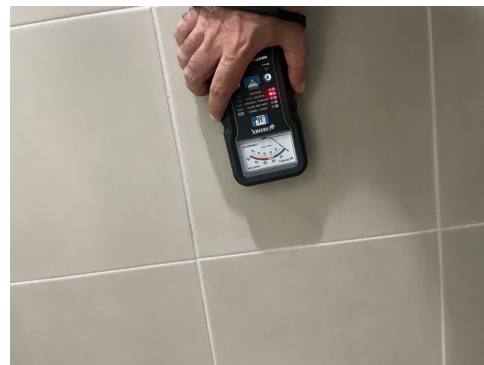


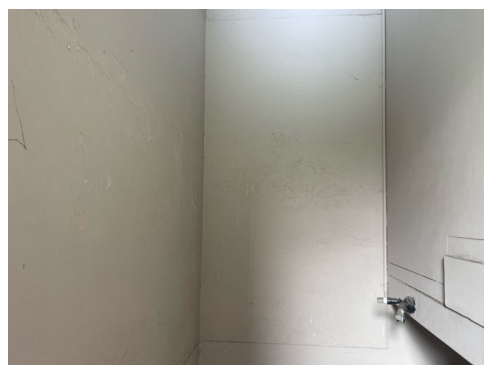
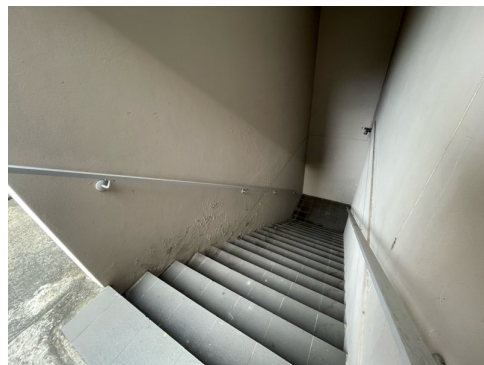
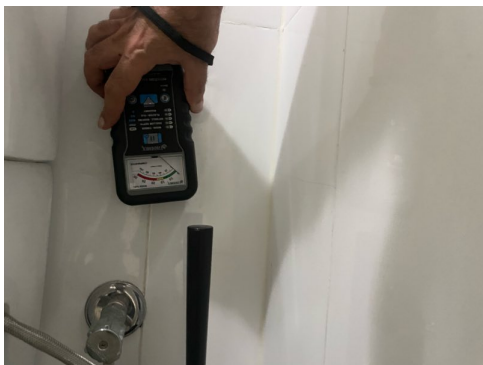
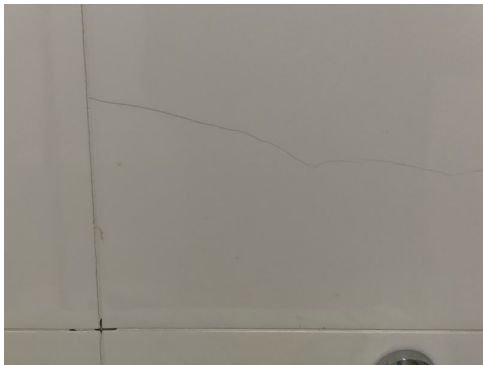


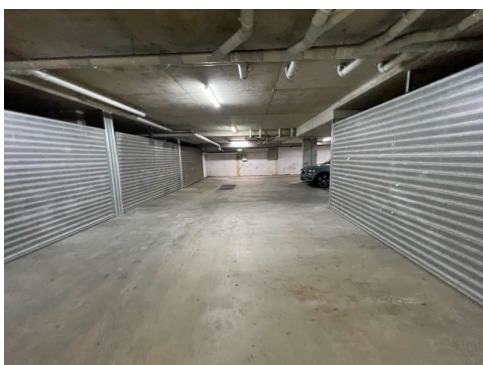


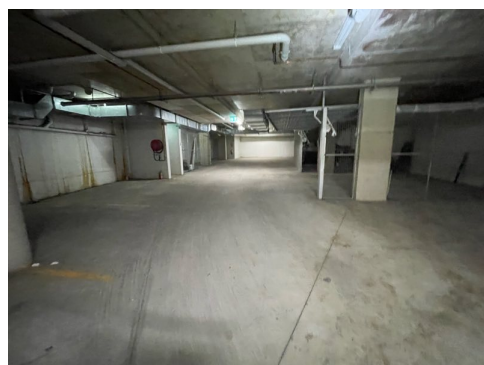
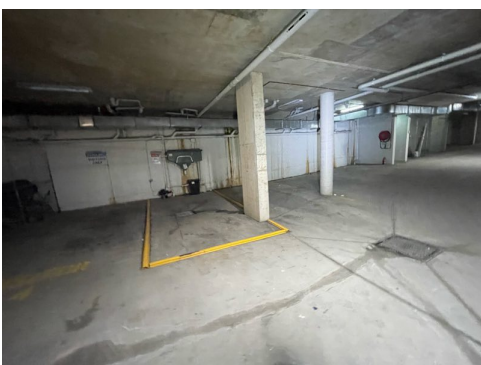
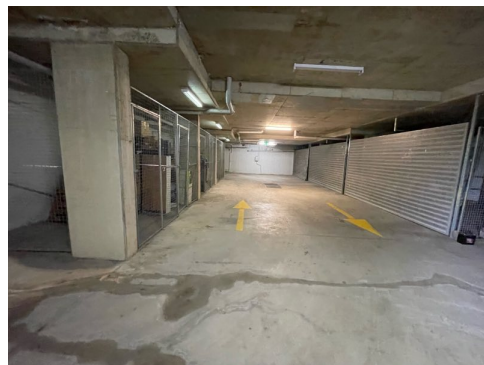
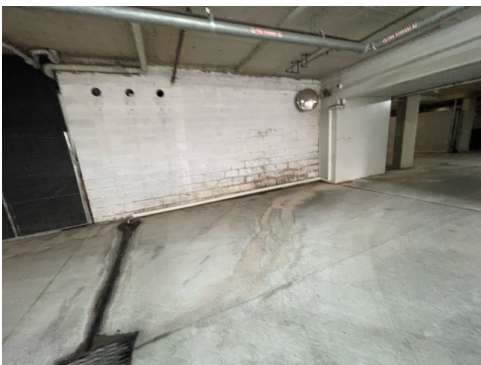
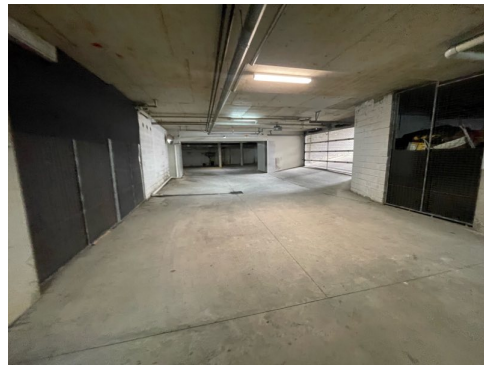
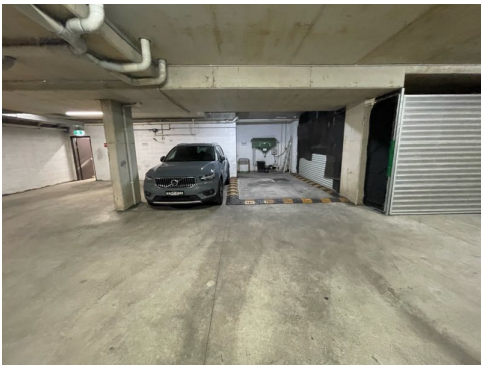


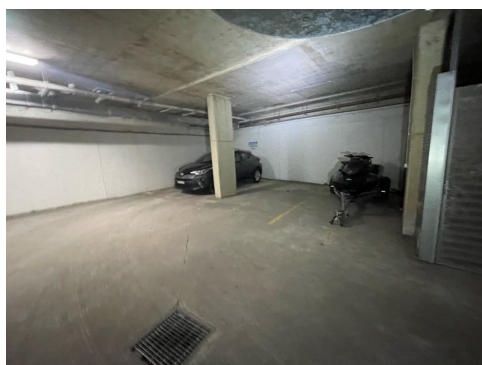
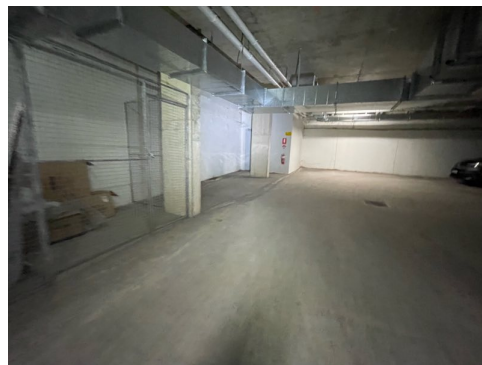
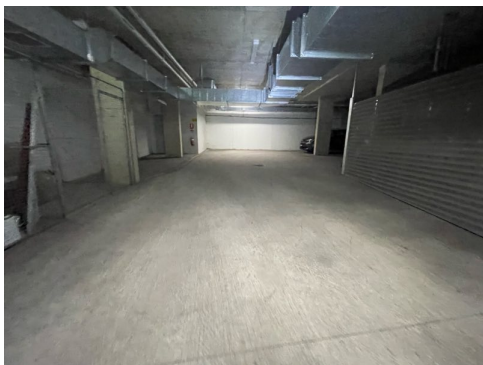












Noted Item

Building: Main Building

Location: Basement

Finding: Unit Parking Area Photo Reference

Information: The attached photograph illustrates the unit parking storage areas. This image is provided for reference purposes only to show the general location and condition of these areas at the time of inspection.

No assessment or comment regarding defects has been made in relation to this section. The photograph is included solely for the client's information and visual record.



Noted Item

Building: Main Building

Location: Roof Void

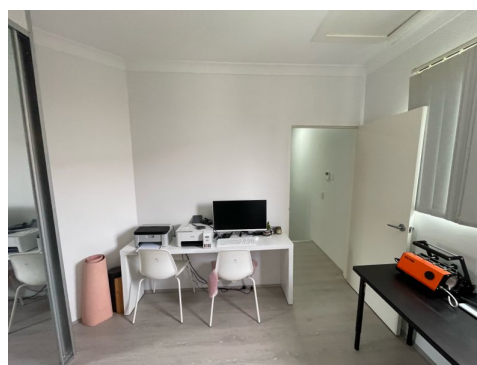
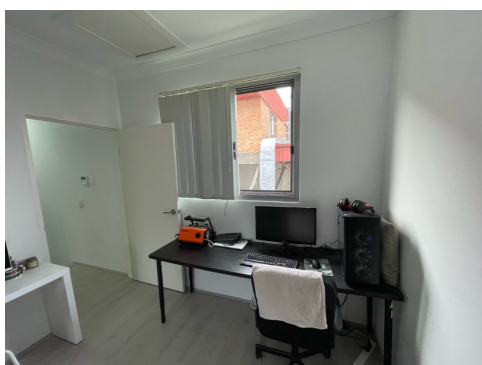
Finding: Roof Access Manhole – Inspection Limitation / Strata Title Consideration

Information:

During the inspection, the roof access manhole located in a position that did not allow safe or practical entry. Access was further restricted by obstructions directly beneath the opening and inadequate clearance for safe movement at the point of entry. As a result, the roof void could not be accessed or inspected internally.

This condition represents an inspection limitation under the scope of a visual building inspection in accordance with AS 4349, as safe access could not be achieved. The limited size and poor location of the manhole increase the difficulty of entry and may prevent proper assessment of concealed roof framing, sarking, insulation, ventilation, and any signs of defects, damage, or water ingress within the roof space.

A suitably qualified contractor should be engaged to provide compliant and safe access to the roof void if internal inspection is required. Until such access is made available, no comment can be offered on the condition of the concealed roof space areas that were inaccessible at the time of inspection.



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.