



Building and Timber Pest Inspection Report

Inspection Date: Wed, 11 Mar 2026

Property Address: 41B Wanda St, Merrylands West NSW 2160,
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, 11 Mar 2026

Modified Date Thu, 12 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 41B Wanda St, Merrylands West NSW 2160, 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: This report does not comment on common areas.

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or other defects and damage identified in this inspection report.

The report was commissioned for the sole use of the client and the liability does not extend to any third parties. Any third-party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

The client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the client should consider the following options to further protect their investment against timber pest infestation;

Undertake thorough regular inspections at intervals not exceeding 12 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/all physical management system. However, AS3660 stresses that subterranean termites, can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

This is recommended to be carried out ASAP by the owners.

It is recommended that a second manhole being installed in an appropriate location in the ceiling of the property to gain full access for regular inspections to all areas of the roof void.

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		✓
Evidence of a previous termite management program	✓	

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Duplex, Residential, Semi-Detached
Company or Strata title	Unknown
Floor	Concrete
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	4
Orientation	East
Other Building Elements	Driveway, Fence - Fabricated Metal Fence, Garage
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames
Roof	Coated Metal, Pitched, Timber Framed
Storeys	Double
Walls	Brick Veneer, 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
- Interior
- Roof Void - Part
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

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

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

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Duct work
- Evidence of recent renovation may obscure
- temporarily lower or reduce the overall levels of contaminant detected.
- 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
- Insulation

- Pipework
- 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

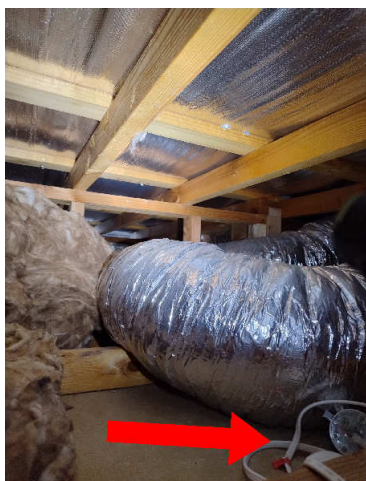
Location: Roof Void

Finding: Insulation - Covering downlights

Information: Sections of insulation in the roof void have been poorly installed or moved from their original position and are covering down light fittings at the time of inspection. While the down lights have been fitted with appropriate protective covers, the presence of this insulation creates a potential fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required.





Finding 1.02

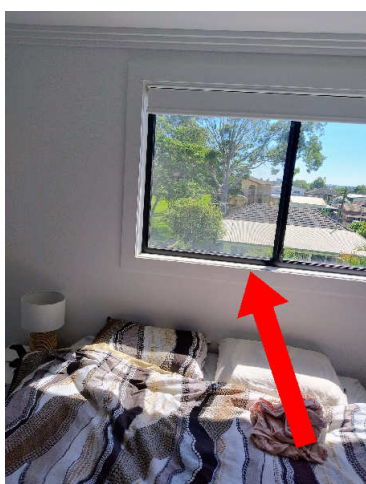
Building: Main Building

Location: Bedrooms L1

Finding: Window Opening is more than 125mm - Safety hazards

Information: All window in L1 Bedrooms were observed to have opening clearance of more than 125 mm (which is safety hazard)at the time of the inspection. It pose as a safety risk.

A general handy person or qualified carpenter should be appointed to perform or fix these to improve the safe operational state of the window by limiting the opening gap of less than 125mm and improve the safety of the internal area on urgent priority.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building

Location: All External Areas

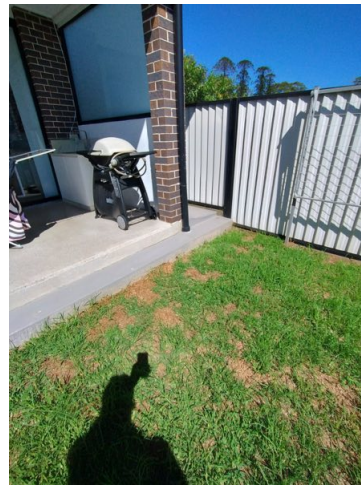
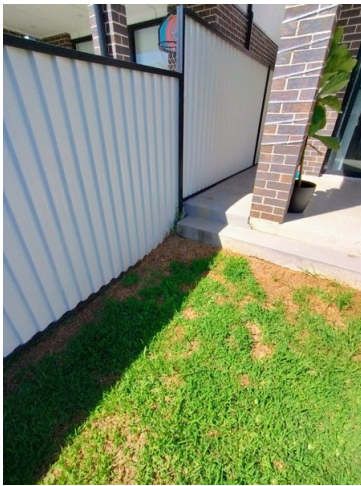
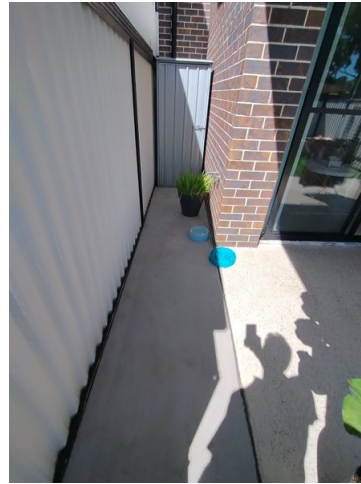
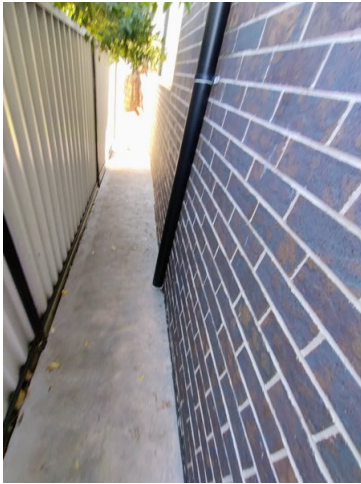
Finding: Site drainage - Inadequate

Information: The site drainage in all external area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





Finding 3.02

Building: Main Building

Location: Kitchen

Finding: Evidence of Excessive moisture and Mould - identified

Information: Evidence of excessive moisture recorded by moisture meter and mould impressions were observed in the cabinet of kitchen (Below Wash basin).

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

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

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

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



Finding 3.03

Building: Main Building
 Location: Front Elevation
 Finding: Floor tile - Cracked and damaged

Information:

Cracking and damage in the floor tiles was evident in this area at the time of inspection in front area. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on or due to sudden impact. Settlement in the floor foundations may also have caused movement and resulted in the cracking of tiles in this area.

Cracked tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder specialising in re-stumping may be required.



Finding 3.04

Building:	Main Building
Location:	Front Elevation
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information:

Cracks were observed in the ceiling of front elevation area at the time of inspection. Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.



Finding 3.05

Building:	Main Building
Location:	Near Stairs + Dining room
Finding:	Cracking in Gyprock - Damage Category 2 -

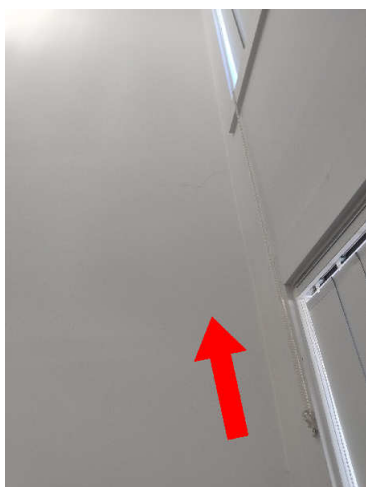
Information:

The crack in gyprock wall area near staircase at the entrance, Above window and sliding door framing in Living area were observed at the time of inspection. Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.





Finding 3.06

Building: Main Building
Location: Toilet (WC)
Finding: Basin - Blocked or draining slow

Information:

The basin drain appeared to be blocked or draining the water at slower rate at the time of inspection in WC area at Ground floor. Blockages prevent building elements from operating as intended. If left unmanaged, a lack of general maintenance may lead to the development of more significant defects, such as water damage to surrounding building materials.

It is advised that the blockage be removed prior to any further inspection or remedial works. Additionally, check for any secondary or concealed damage and then attempt to address the cause of the blockage to prevent any water damage to associated structures.

A licensed plumber should be appointed as soon as possible to perform any remedial works where required. Please be advised that a cabinet maker or qualified carpenter may be required if water damage is evident.

**Finding 3.07**

Building:	Main Building
Location:	Bathroom GF
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 at ground floor

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 3.08

Building: Main Building

Location: Ensuite + Bathroom

Finding: Sealant and Grouting - Damaged or Detriorated

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

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 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.

This can lead to water ingress into the shower base and creates conducive condition to termite activity. If left unmanaged can cause further deterioration to building elements.

Qualified trade person or plumber must be appointed for rectification on priority.





Finding 3.09

Building: Main Building
Location: Rear Elevation

Finding: Crack in concrete slab - Category 1

Information: A crack coded as Category 1 was identified in the rear elevation slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.10

Building: Main Building

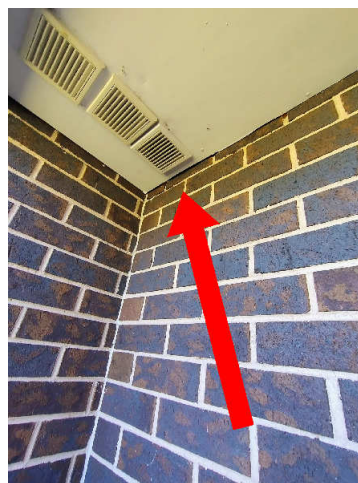
Location: Exterior walls - left side

Finding: Brickwork - Excessive gaps (AS4455)

Information: Excessive gaps were evident in the Left side of property between gyprock to the brickwork.

Any gaps to the exterior walls of the building that are larger than 3mm are deemed a defect and require filling, beading or replacement of brickwork to close or cover the gaps. Such gaps create potential for pest ingress, excessive moisture and structural issues, and should therefore be minimised prior to the development of secondary defects.

Such works should be carried out by the builder on site to prevent secondary defects and to comply with Australian Standards.



Finding 3.11

Building: Main Building
Location: Front Bedroom
Finding: Cracking - Damage Category 1 - Fine (up to 1mm)

Information:

Minor crack was observed in the Front bedroom on L1 at the time of inspection. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

**Finding 3.12**

Building: Main Building

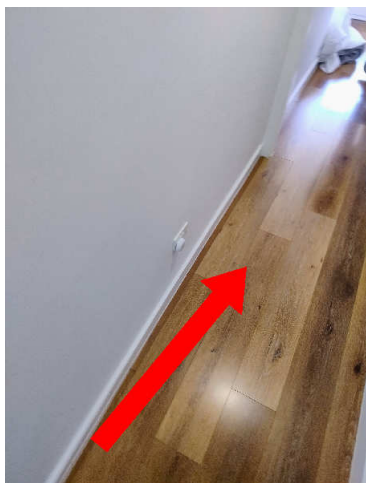
Location: Common area L1

Finding: Floors - bouncy

Information: The internal flooring in walk in area of L1 was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.



Finding 3.13

Building: Main Building
Location: Common area L1
Finding: Air conditioning Duct - Damaged

Information: Air condition duct in roof void area was observed to be damaged at the time of inspection near entrance door of roof void.
Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate) or poor workmanship.

Repair and/or replacement of broken/ Damaged elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



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: All External Areas
Finding: Bridging or breaching of termite barriers

Information:

At the time of inspection breaching of termite barriers was observed.

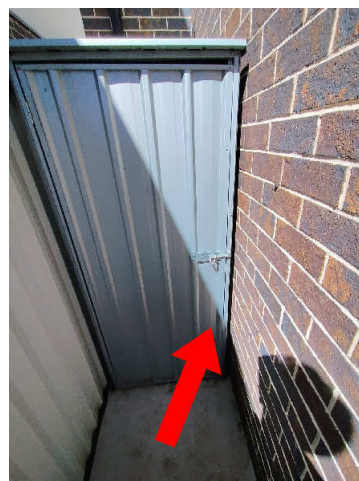
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Damp proof course (DPC) is a barrier of impervious material built into a wall or pier to prevent moisture from moving to any part of the building. Where external ground levels are built up over this barrier ingress is provided for moisture from the exterior grounds into the base brickwork or other building material and allowed to rise.

Such conditions attract termites into these damp areas which is likely to lead to infestation if left untreated.

While retrospective fitting of DPC is considered to be impractical works are required in order to prevent the extraction of moisture from the external environment into exterior brickwork or wall materials. Landscaping or re-paving of external grounds may be considered by the client. Regular annual inspections are strongly advised.





Finding 6.02

Building: Main Building

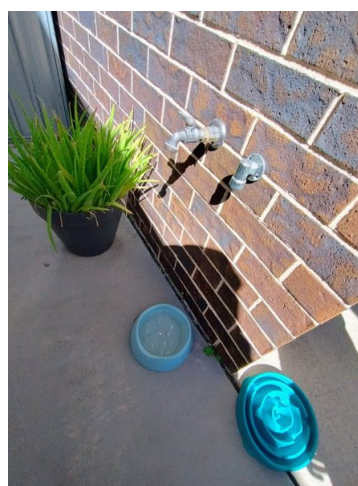
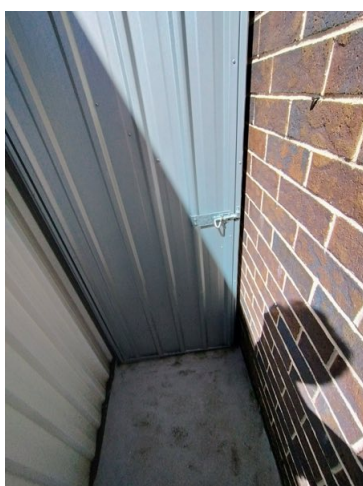
Location: All External Areas

Finding: Slab Edge - Exposure not fully available

Information: An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required which was not fully available at the time of inspection. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.03

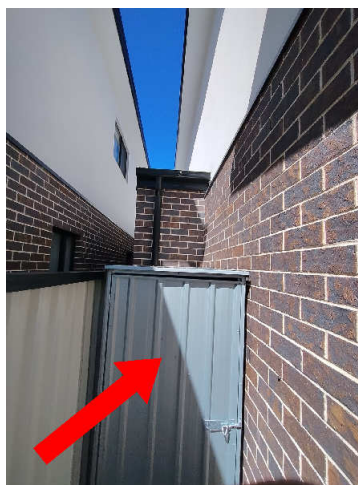
Building: Main Building

Location: All External Areas

Finding: Stored timbers and other stored material - external area

Information: The storing of timbers and other stored material around the external property increases the risk of termite activity being present at the time of inspection. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Finding 6.04

Building: Main Building
Location: All External Areas
Finding: Bridging or breaching of termite barriers - weep holes

Information:

Weep holes were observed to be covered and not provided with Screens in most of the location at the time of inspection.

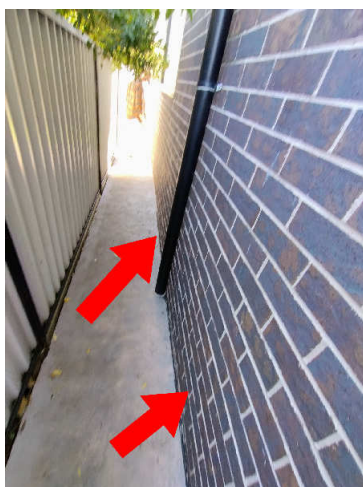
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials also all weepholes around property were missing screens at the time of inspection.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed in all areas throughout the external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.





Finding 6.05

Building: Main Building

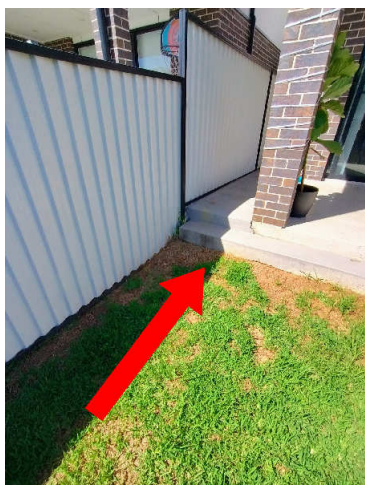
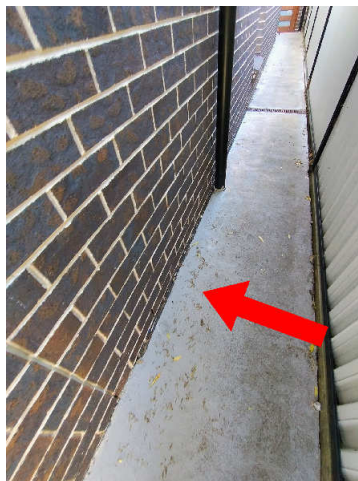
Location: All External Areas

Finding: Site drainage - Inadequate

Information: The site drainage in all area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



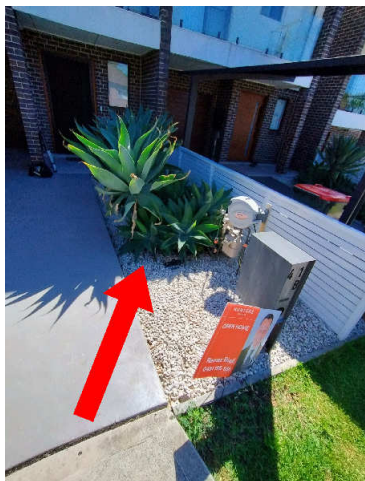
Finding 6.06

Building: Main Building

Location: Front Elevation + rear yard

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds were found to be evident in the front area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



Finding 6.07

Building: Main Building

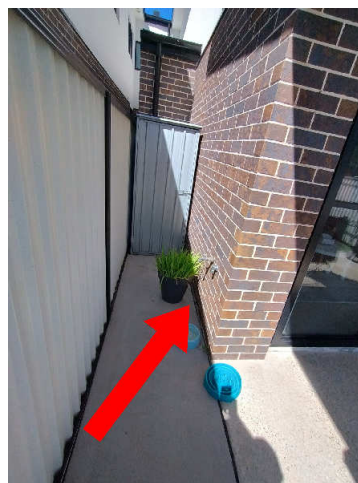
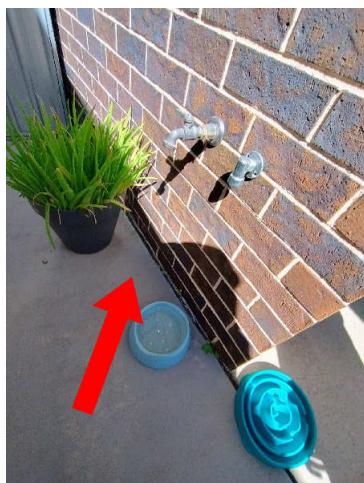
Location: Exterior walls - left side

Finding: Tap - No drain

Information: The external tap in this Right side area of exterior wall was noted to have no drain at the time of inspection.

This keeps the surrounding surfaces damp while using the tap, which becomes conducive to termite activity.

A licensed plumber must be appointed to ensure an appropriate drain is installed.



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

Finding 9.01

Building: Main Building

Location: Meter Box

Finding: Evidence of a previous termite management system - More information required

Information:

At the time of inspection, durable notice of a previous termite management treatment system was located in the main meter box. Dates are shown as 20/01/2019 on sticker at the time of inspection.

A durable notice, usually in the form of a sticker found in the main meter box, should be provided by a licensed pest control contractor upon the installation of a termite management system to inform future occupants or owners of the type of treatment carried out.

A physical termite management system has been installed to the perimeter of the property.

More information is required such as an installation diagram of the barrier, as well as a signed certificate of installation otherwise the integrity of the termite barrier system could be compromised and deemed inadequate or out of warranty.

A periodic pest inspection should be carried out every 6 to 12 months to monitor any termite management treatment system.

It is strongly recommended that client seek advice from a qualified pest control contractor to further investigate the condition of the termite management system. Alternatively you could consult with the company who has installed the treatment to confirm this information.



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 Bricklayer
- Licensed Electrician
- Licensed Plumber
- Pest Controller
- Registered/Licensed Builder

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

This is a visual report as per AS4349 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

Repair of all defects are recommended. If left unattended, secondary minor or major defects can ensue.

Number of Major and Minor defects along with safety hazard were present at the time of inspection.

SAFETY HAZARD

- Insulation - Covering downlights in roof void
- Window Opening is more than 125mm at L1 Bedrooms - Safety hazards

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. All the defects are highly advised to be fixed to avoid further damage or deterioration of building elements.

- Poor site drainage for all external area
- Evidence of Excessive moisture - identified Ground floor Kitchen cabinet
- Sealant and Grouting damaged in both bathroom and Ensuit.
- Damage and mould in bathroom corner
- Cracks in ceiling and gap between framing and gyprock.
- Gap between brickwork and gyprock in left side of exterior wall.
- WE Ground floor area Basin - Blocked
- Floors - bouncy on L1
- Air conditioning Duct damaged

There was no evidence of previous termite activity in the house. There is numbers of conducive issues and concerns that will require rectification to ensure no termite activity or hidden entry can go unnoticed.

- Be aware that stored items and insulation has given limit to the inspectable areas and may hidden defects.
- Low pitch of the roof at the roof entrance has limited the access for inspection.
- Further invasive inspections are always recommended.

All roof void area didn't have the full access for the building.

It is highly recommended an approved barrier treatment to be installed. 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 early.

Please be aware that the absence of visual termite activity does not exclude termites from being hidden on the property. Regular inspections and rectification of all conducive conditions is recommended.

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

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.

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.

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.

Please be aware that limitation's did affect the roof void inspection and area of low clearance and poor access meant a complete inspection of the all space was not possible and areas of stored items, insulation meant some areas were obstructed.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

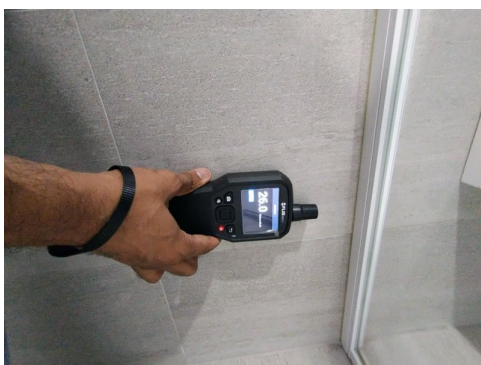
For further information, advice and clarification please contact Ankit Gandhi on 0469817152

The following items were noted as -For your information

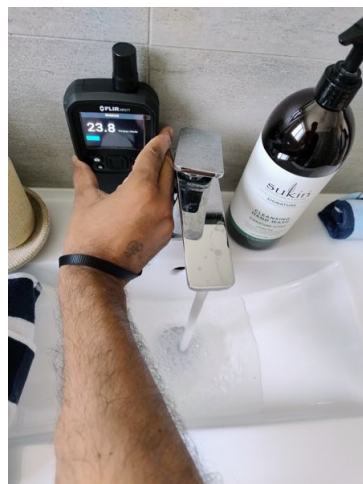
Noted Item

Building: Main Building
Location: All Areas
Finding: Moisture reading taken at different locations
Information: All area moisture reading for reference.













Noted Item

Building: Main Building

Location: All Areas

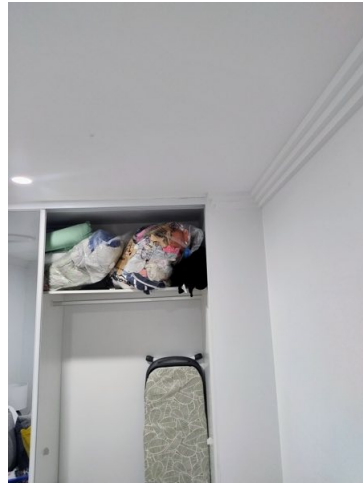
Finding: Additional Photos - Obstructions and Limitations

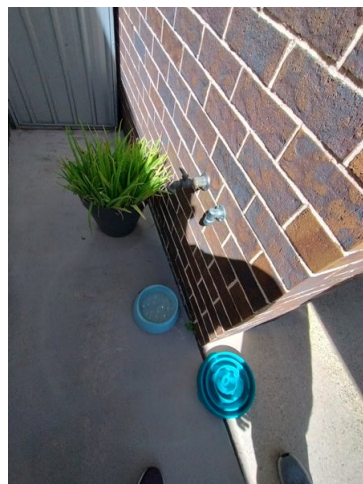
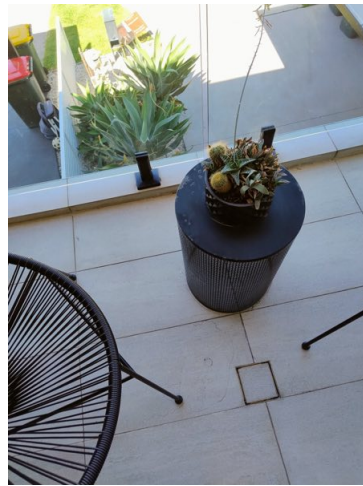
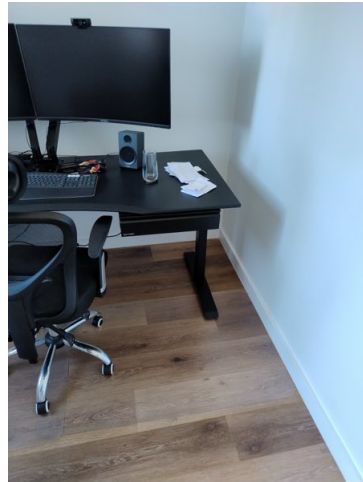
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. The insulation covered nearly all the ceiling joists, which are major structural elements of ceiling. The inspection was also limited to areas with an allowable crawl space of 600mm x 600mm, in particular towards the external walls where the roof line diminishes, it was not accessible. These obstructions and limitations can hide an array of defects and should be removed to allow a full inspection to be carried out.

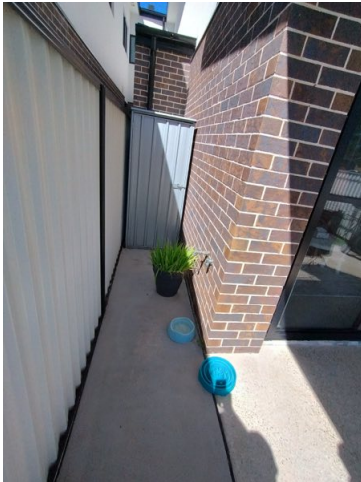
Without full access behind these obstructions, defect, activity and damage may be concealed.

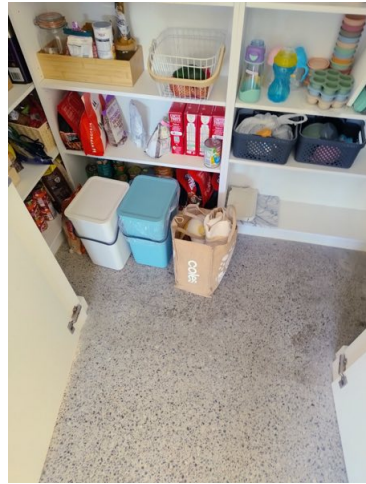
These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

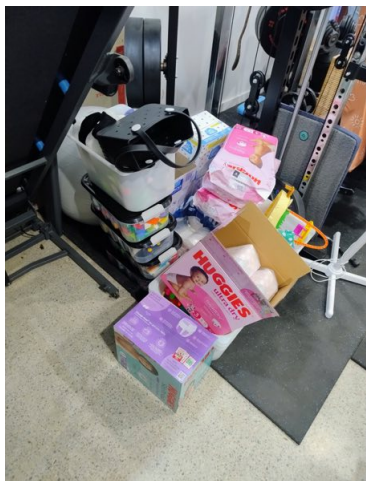












Noted Item

Building: Main Building

Location: Roof Void

Finding: Roof void access limitations

Information: Very Limited access to the roof void was present due to facts including but not limited to access hatch size or placement and obstructions at the entry of roof space, The low pitch of the roof near the roof void entrance was not allowing to enter into the roof space. for this reason access to the roof void was minimal.





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.