Jim's Building Inspections

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Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Feb 2026

Property Address: 23 Corkwood Pl, ACACIA GARDENS, NSW, 2763, Australia

Contents

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

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

Original Inspection Date: Tue, 17 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	23 Corkwood Pl, ACACIA GARDENS, NSW, 2763, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Adam Ahmed Ph: 0450 250 739 Email: Lidcombe@jimsbuildinginspections.com.au
	Advanced Diploma of Building Surveying - CPCSS00004
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Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	East
Other Building Elements	Driveway, Garage, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Skirting Boards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Single
Walls	Brick Veneer
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

- Roof Exterior - Part

- 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.

- Inside of the fencing.

- Roof Exterior - Part

- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.

- Ceiling linings

- Evidence of recently painted walls or ceilings

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

- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Lack of natural or acceptable lighting

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

- Vegetation covered approximately 25% of the area for inspection.

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

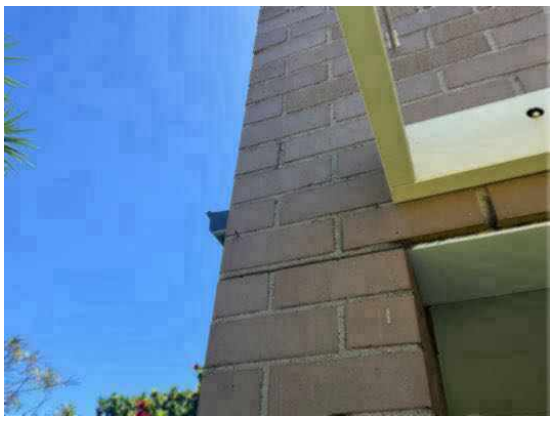
Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building:	Main Building
Location:	Front Elevation
Finding:	Movement and Mortar Deterioration – Brick Pier (Front Porch)
Information:	Deterioration of mortar joints and displacement of bricks were observed to the brick pier at the front porch at the point where the roof beam bears onto the masonry support. The condition is consistent with structural movement and affects a loadbearing element. As the pier supports roof framing, further movement may impact structural stability. Assessment by a qualified structural engineer or experienced builder is recommended to determine the cause and appropriate rectification.

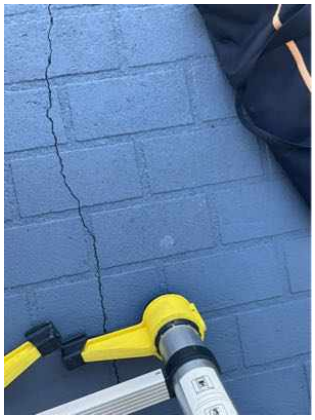


Minor Defect

Finding 3.01

Building:	Main Building
Location:	All Areas
Finding:	Crack in concrete slab - Category 2
Information:	A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.
	To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.
	Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.





Finding 3.02

Building:	Main Building
Location:	All Areas
Finding:	Brickwork - Deteriorated mortar
Information:	Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

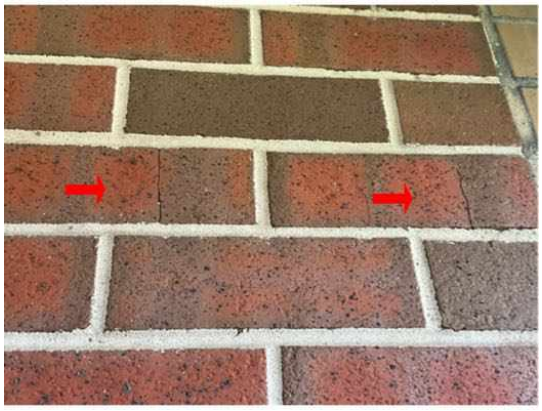
Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.

Finding 3.03

Building: Main Building
Location: All Areas
Finding: Brickwork - Cracking [Fine]
Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer.

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



Finding 3.04

Building: Main Building
Location: Yard - Front
Finding: Gaps in perimeter pavement
Information: Gaps in the external concrete paving were identified at the time of inspection. Gaps in the slab are significant and are likely to lead to the development of secondary defects if left unmanaged, such as the creation of a trip hazard and water entry points.

It is likely that this movement has occurred for several reasons. These could include substandard installation, reactive clay soils and stormwater issues.

With reactive clay soils, it is extremely important to ensure that all stormwater flows including roof and ground flows, contained and continually maintained. High moisture also creates an environment that is conducive to termite attack.

A licensed Plumber should be appointed immediately to ensure that the stormwater pipework is intact and adequate, and all gaps to concrete, driveways and paths should be sealed by a licensed builder or a general handy person to keep moisture from entering.

A licensed concretor may be required to replace pavements that are beyond repair.






Finding 3.05

Building:	Main Building
Location:	All Areas
Finding:	Detoriated fence
Information:	The fence along the property boundary has deteriorated significantly, showing signs of rot, rust, and structural weakness. Several sections are leaning or have become detached, compromising the integrity of the fence and its ability to perform its intended function.

Risk:

The deteriorated fence poses multiple risks:

1. **Safety Hazard:** The unstable fence may collapse, posing a risk of injury to residents, visitors, and passersby.

2. **Security Concern:** The compromised fence may allow unauthorized access to the property, increasing the risk of theft, vandalism, or trespassing.

3. **Property Damage:** Falling sections of the fence could damage nearby structures, plants, or other property features.

4. **Legal Liability:** If the fence were to fail and cause injury or damage to neighboring properties, the property owner may be held liable.

Who Can Fix It:

- **Licensed Fencing Contractor:** A professional fencing contractor should be hired to assess the extent of the damage and either repair or replace the deteriorated sections.

- **Handyman Services:** For minor repairs, a qualified handyman could be engaged to reinforce or repair specific sections of the fence.

- **Landscaper (if the fence is part of a larger garden feature):** If the fence is integrated into the landscape design, a landscaper with experience in fencing could be involved in the repair or replacement process.

It's important to ensure that whoever is hired is experienced and qualified to ensure the fence is restored to a safe and functional condition, compliant with local regulations.

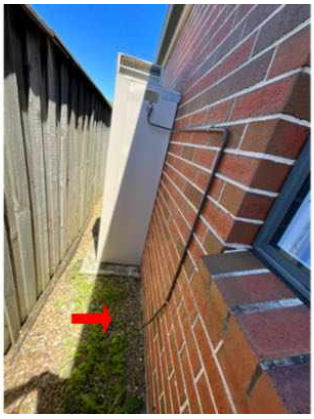



Finding 3.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Finding 3.07

Building:	Main Building
Location:	Yard - Back
Finding:	Water pooling - poor surface drainage
Information:	Surface drainage

The paving/landscaping should direct surface water away from the building.

Surface water drainage is defective if it is not in accordance with the requirements of the Building Code of Australia.

Water appears to be pooling. It is suspected that this is a result of insufficient fall.

Such water pooling also increases the risk of termite activity and the development of fungal decay in the area.

Consult a Licensed Plumber regarding the cost of potential site drainage rectification works.

Finding 3.08

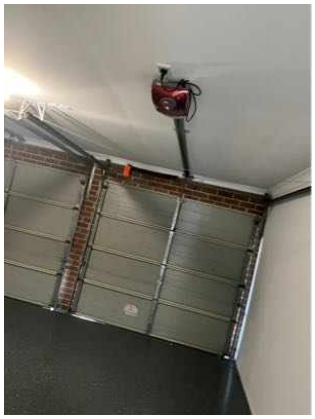
Building:	Main Building
Location:	Roof Exterior
Finding:	Roof Weathered
Information:	Inspection of the roof revealed widespread weathering to the tiled roof surface. The tiles show loss of surface finish, colour fading, and age-related deterioration typical of older roof coverings. Although no significant cracking was noted, weathering can lead to increased porosity, reduced water-shedding capability, and a higher risk of future cracking or displacement during adverse weather conditions. A licensed roofer should be engaged to undertake a closer inspection, carry out routine maintenance, and replace any tiles that may be compromised. Ongoing monitoring is recommended due to the age and condition of the roof covering.

Finding 3.09

Building:	Main Building
Location:	Garage
Finding:	Garage door not oprational
Information:	The garage door is not operational and fails to open or close properly.

Risk: An inoperative garage door can compromise the security of the property, pose safety hazards, and restrict access to the garage space.

Recommended Action: A professional garage door technician should be hired to diagnose and repair the malfunction, ensuring the door operates smoothly and safely.



Finding 3.10

Building:	Main Building
Location:	Garage
Finding:	Minor Dent on Garage Door
Information:	A minor dent is visible on the lower section of the garage door. It does not affect how the door works but does impact its appearance.

Risk:

Low. Mainly cosmetic. Could worsen over time if hit again.

Who Can Fix It:

A garage door technician or handyman can repair or replace the panel if needed.

Finding 3.11

Building: Main Building
Location: Bedroom
Finding: Gyprock - Fine Cracking
Information: Fine cracks were observed in the plasterboard wall. These cracks are likely due to minor building movement or settlement and are generally considered cosmetic in nature.

Risk:

• Primarily aesthetic, but may worsen over time with further movement.

• No immediate structural concerns.

Who Can Fix It:

• A licensed plasterer or painter can fill the cracks with a flexible compound and repaint the affected area.

Finding 3.12

Building: Main Building
Location: Bedroom

Finding: Missing Door Stopper

Information: The door lacks a stopper, which is essential to prevent the door from swinging too far and potentially damaging the wall or the door handle. The absence of a door stopper increases the likelihood of impact damage to both the door and surrounding surfaces over time.

Risk Assessment:

• Damage Risk: Moderate risk of damage to the door handle, wall, or door itself from repeated impacts when the door is opened forcefully or by a gust of wind.

• Wear and Tear Risk: Increased wear on door hardware and hinges due to the potential for abrupt stops without a dedicated stopper.

Recommendation for Rectification:

• Engage a Handyperson or Carpenter: A handyperson or carpenter should install a suitable door stopper to prevent excessive door movement. This could be a floor-mounted or wall-mounted stopper depending on the space and door design.

This issue is a minor defect but should be addressed to prevent potential damage and maintain the integrity of the door and surrounding areas.

Finding 3.13

Building: Main Building

Location: Ensuite

Finding: Evidence of excessive moisture - Drywall

Information: Excessive moisture is present at the time of , indicating a potential water leakage issue within the wall.

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

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

Finding 3.14

Building:	Main Building
Location:	Ensuite
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as

the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Finding 3.15

Building:	Main Building
Location:	Ensuite
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 3.16

Building:	Main Building
Location:	Ensuite
Finding:	Shower head / holder loose
Information:	The showerhead holder is loose from the installed unit.

Without a proper holder, the showerhead may not be securely positioned, posing a risk of falling during use, potentially causing injury or damage.

A qualified plumber or maintenance personnel should install a new showerhead holder to ensure proper functionality and safety.

Finding 3.17

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

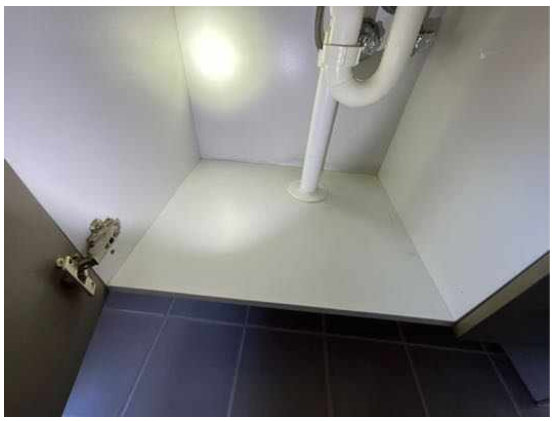
To fix this issue, you should consider contacting a professional:

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

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

3. **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including both the vanity and any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-effective and efficient solution for your specific situation.



Finding 3.18

Building:	Main Building
Location:	Bathroom
Finding:	Water Stains in Vanity
Information:	“Water stains observed in the vanity area, compromising its appearance and potentially causing damage.”

Continued water exposure may lead to material damage, mold growth, and diminished aesthetic appeal.

A licensed plumber or maintenance professional should assess and fix any leaks contributing to the water stains, while a cleaning or restoration service may be needed to address the visible stains and prevent further damage.

Finding 3.19

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

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

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

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

3. **General Contractor:** If the damage is extensive and affects the surrounding area, a general contractor can coordinate the repair work, including both the vanity and any related structural or cosmetic repairs.

Make sure to obtain quotes from these professionals to determine the most cost-effective and efficient solution for your specific situation.






Finding 3.20

Building:	Main Building
Location:	Bathroom
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 3.21

Building:	Main Building
Location:	Bathroom
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the

structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Finding 3.22

Building: Main Building

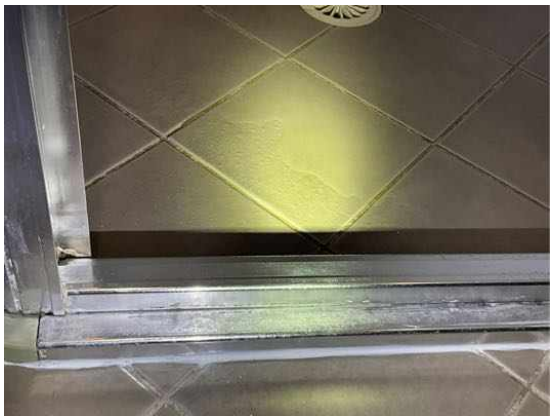
Location: Bathroom

Finding: Shower base - Water pooling

Information: Evidence of water pooling around the floor waste in the shower recess was noticed at the time of inspection. It is suspected that this excessive moisture is attributed to insufficient fall in the shower floor tiles.

This pooling is minor overall but is still considered unsatisfactory, as standard tiling practices would not permit this situation to occur. Pooling water around floor wastes can create a slip hazard in extreme cases and create conditions that are conducive to mould growth over time. Where left unmanaged, the degradation of sealant and grouting is also likely to occur, possibly necessitating further repair works.

Remedial works may involve some sections of tiling and flooring repair and replacement. A tiling contractor or bathroom specialist should be appointed to provide further advice on reparation options and to perform works as necessary.



Finding 3.23

Building: Main Building

Location: Garage

Finding: Sagging ceiling

Information: The ceiling exhibits noticeable sagging, characterized by visible dips or bulges in the surface.

Risk: Sagging ceilings pose several risks, including potential collapse or detachment of ceiling materials, which can lead to property damage and serious injuries to occupants. Additionally, sagging ceilings may indicate underlying structural issues, such as water damage or compromised support beams, which could worsen over time if left unaddressed.

A qualified and licensed Builder or structural engineer should be consulted to assess the extent of the sagging and identify the underlying cause. Depending on the severity and cause, repairs may involve reinforcing support structures, addressing water damage, or replacing damaged ceiling materials to ensure safety and structural integrity.

Finding 3.24

Building:	Main Building
Location:	Roof Void
Finding:	Sarking - Missing
Information:	Sarking is missing under the roof sheeting. Sarking acts as an insulator that helps with noise reduction and protects against water penetration. Sarking plays a key role in the operation and function of the overall roofing structure and its performance.

Although not a requirement at the time of construction, replacement of any missing building element is advisable (although this can be quite expensive to do after the time

of construction). Where sarking is missing, regular inspections of the roof tiles for cracking and potential moisture penetration is required.

Sarking may be retrospectively fitted by a registered builder at the discretion of the client.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

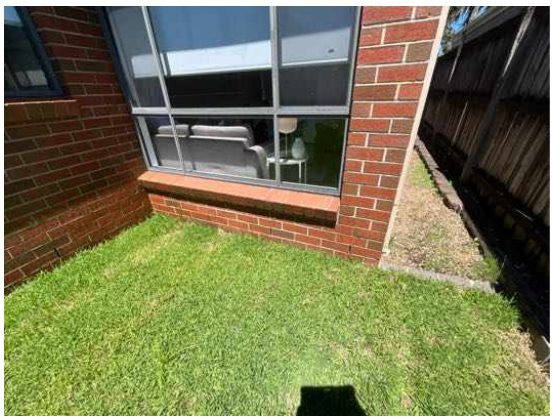
Finding 6.01

Building:	Main Building
Location:	All Areas
Finding:	Slab Edge - Exposure
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. 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.







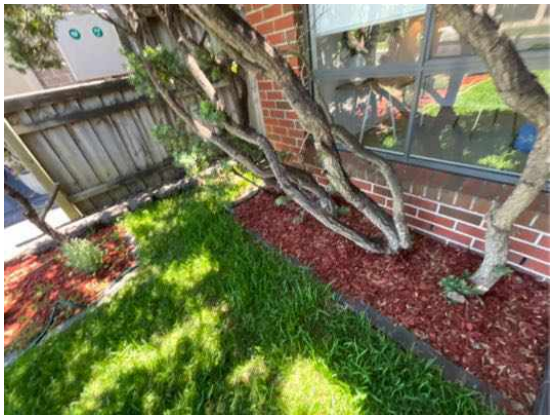



Finding 6.02

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

Finding 6.03

Building:	Main Building
Location:	All Areas
Finding:	Dense vegetation around a property can increase the risk of termite infestation
Information:	The presence of dense vegetation around a property can increase the risk of termite infestation, as it provides a conducive environment for them. To address this, consider maintaining a clear space between the vegetation and your home. If you suspect a termite issue, it’s advisable to consult with a licensed pest control professional for inspection and treatment.



Finding 6.04

Building:	Main Building
Location:	All Areas
Finding:	No Drain under tap
Information:	There is no drain installed under the tap, leading to water accumulation and creating conducive conditions for timber pests. This defect needs immediate attention to prevent potential damage and pest infestation.

Risk:

1. Water Accumulation: Without proper drainage, water can accumulate around the base of the tap, leading to persistent dampness in the surrounding area.

2. Timber Pest Infestation: The damp environment created by standing water is highly conducive to timber pests, such as termites and wood borers, which thrive in moist conditions and can cause significant damage to wooden structures.

3. Structural Damage: Prolonged exposure to moisture can lead to wood rot and deterioration of structural timber, compromising the integrity of the building.

4. Health Hazards: Persistent dampness can also promote mold and mildew growth, posing health risks to occupants.

5. Aesthetic Damage: Water stains and damage to finishes and materials around the

tap area can detract from the appearance of the building and lead to costly repairs.

Who Can Fix It:

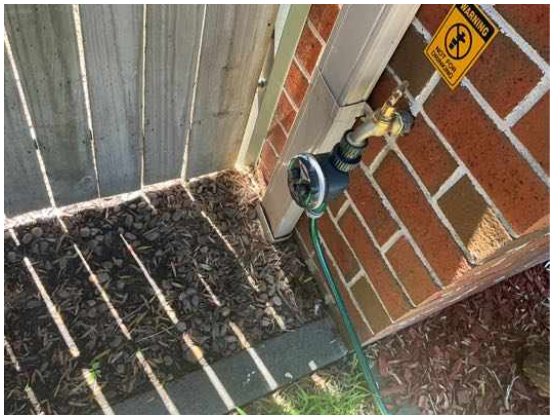
A licensed plumber or a qualified building contractor can address this defect by:

1. Assessment: Evaluating the area to determine the best approach for installing a proper drainage system under the tap.

2. Installation: Installing a drain that effectively channels water away from the base of the tap, preventing water accumulation and dampness.

3. Repair and Prevention: Inspecting and repairing any existing water damage and implementing measures to prevent future water accumulation and pest infestations.

By addressing this issue promptly, you can mitigate the risks associated with water accumulation and timber pest infestation, ensuring the longevity and safety of the building.



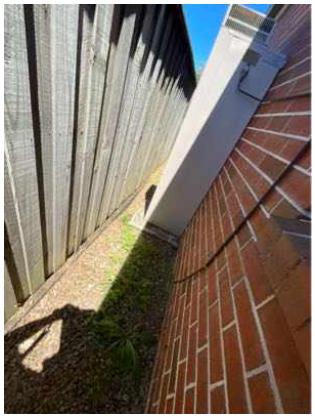
Finding 6.05

Building:	Main Building
Location:	All Areas
Finding:	Bridging or Obstruction Conducive environment for Termites
Information:	Bridging of termite barriers occurs when termites bridge (usually by building a mud tunnel) a termite barrier or inspection inspection zone or where termites have a passage, allowing them to bridge the barrier.

Shed, Garden Beds and Timber in direct contact with ground may obstruct a clear visual inspection to the walls and weep holes in this area.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetected manner.

Recommended moving obstructions away from the external walls for further and future inspections.



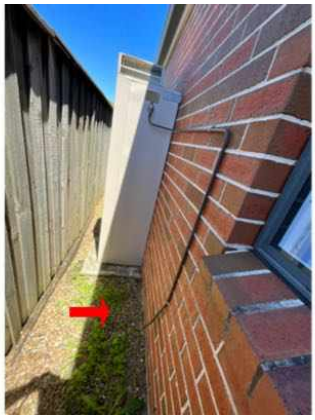
Finding 6.06

Building:	Main Building
Location:	Exterior walls - left side
Finding:	HWS not connected - conducive conditions for timber pest attacks
Information:	The hot water system (HWS) is not connected, leaving exposed pipes and creating conducive conditions for timber pest attacks.

Risk of Timber Pest Attack: The risk of timber pest attack is heightened when the hot water system is not connected. Exposed pipes provide easy access points for timber pests like termites and ants to infiltrate the building structure. These pests are

attracted to moisture, and the absence of flowing water through the system can lead to moisture buildup, creating an ideal environment for pests to thrive and cause damage to timber components within the building.

A licensed plumber or qualified plumbing technician should be engaged to reconnect the hot water system. They will assess the existing plumbing infrastructure, determine the appropriate connection points, and ensure proper installation and functionality of the HWS. Additionally, they may inspect for any signs of timber pest activity and recommend preventive measures, such as installing physical barriers or implementing moisture control measures, to deter pest infestations and protect the building from damage. Regular maintenance and inspections by homeowners or property managers are also essential to detect and address potential issues before they escalate.



Finding 6.07

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

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

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

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




Finding 6.08

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

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

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

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

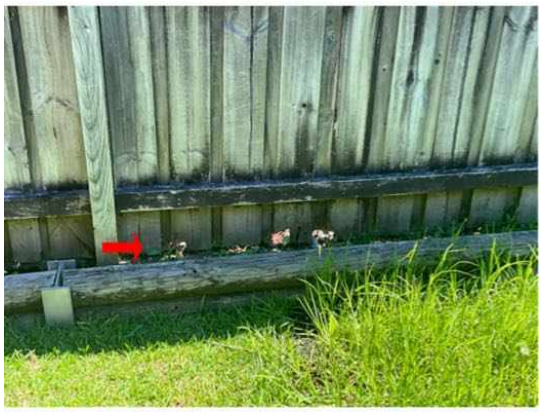



Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	
Finding:	Wood rot
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area. Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

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




Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

- Licensed Bricklayer

- Licensed Plumber

- Registered Roofing Contractor

- Registered/Licensed Builder

- Structural Engineer

- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- Building Inspection Conclusion

A Building and Timber pest inspection was carried out on this property. A durable notice placed in the switchboard unit to indicate termite barriers at the time of inspection.

Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained as per the label or seek advise from licensed pest controller.

Conducive conditions were observed which are noted in the body of the report.

The following recommendations are always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months

2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable

3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termicide and certified by a licensed pest technician

4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation

5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice. Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points. If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite inspection to completely rule out termite or timber pest presence in the dwelling.

Termite barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

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

Compared to other buildings of a similar age, brick veneer dwelling at the time of inspection was found to be in a fair condition with some Major and minor defects as highlighted in the report.

Significant items have been identified. These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

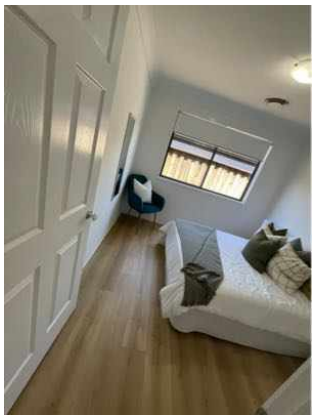
For further information, advice and clarification please contact Adam Ahmed on: 0450 250 739

Section D Significant Items

The following items were noted as - For your information

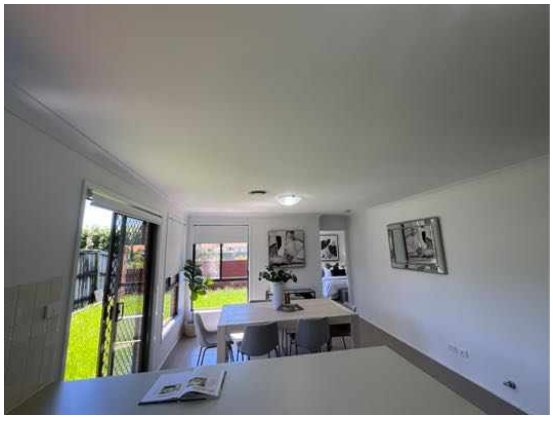
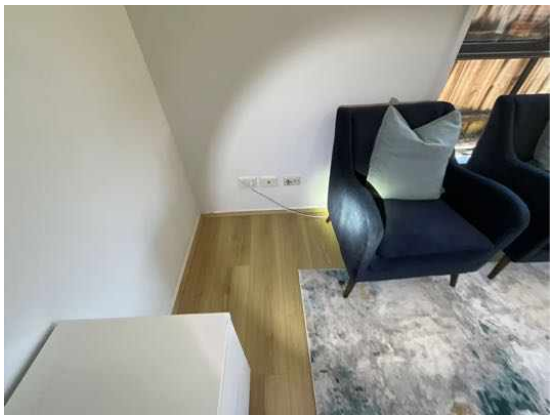
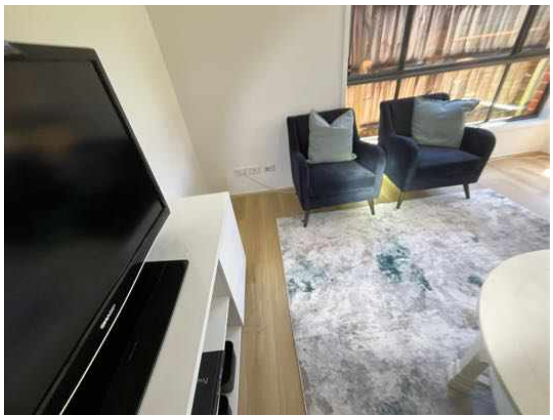
Noted Item

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





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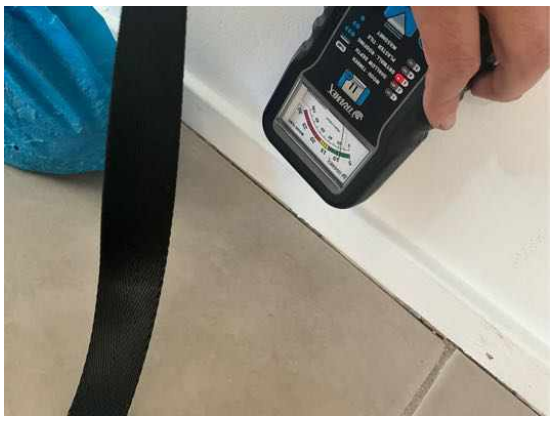
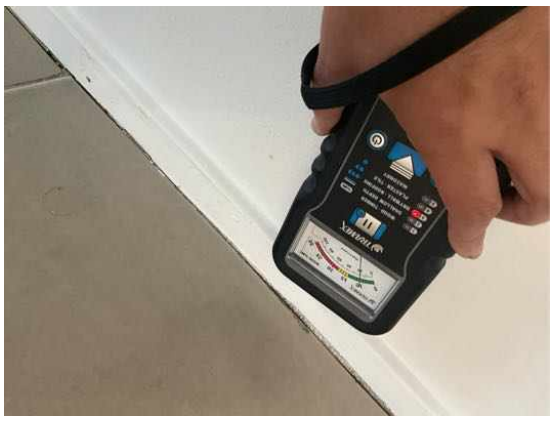
Noted Item

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

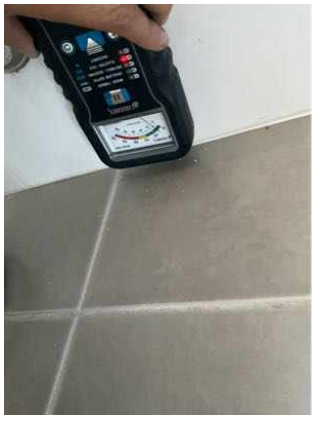








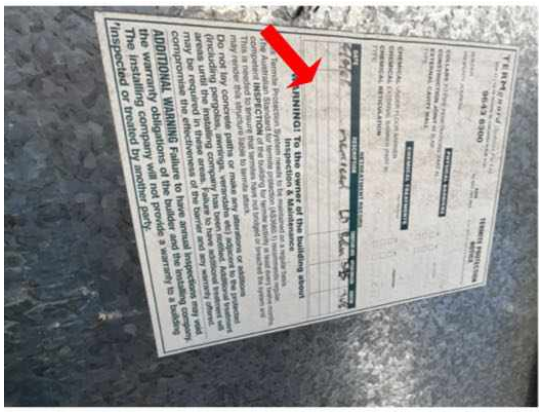


The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Main Building
Location:	Exterior walls - right side
Finding:	Evidence of Termite Management System - Durable notice / Legible Sticker - seek further information
Information:	The application of a pre & post-construction chemical termite barrier is highly recommended for all properties.Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice placed in the switchboard unit to indicate termite barriers at the time of inspection. Client must seek further information from the vendor or real estate agent if the conditions of termite management systems were maintained as per the label or seek advise from licensed pest controller.



Definitions to help you better understand this report

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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