



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date:

Property Address:



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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.

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Original Inspection Date
Modified Date

The Parties

Name of Client:

Name of Principal (if applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant:

Licence / Registration Number:

Company Name: Jim's Building Inspections (Marrickville)

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: - It was noted at the time of inspection that the electrical switchboard appeared to be of age I recommend appointing an electrician to see what necessary works are required.

- It was noted at the time of inspection that there was no dividing wall in the roof space between this property and the adjoining one. This was not a requirement when the building was constructed and is only stated as an observation.

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	✓	

Additional specialist inspections:

- As identified in summary and defect statements
- Tree surgeon (arborist) and / or licensed pest controller

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

Section B General

General description of the property

Building Type:	Residential
Number of Storeys:	Single
Main building – floor construction:	Timber with hardboard areas
Main building – wall construction:	Full Brick, Timber Framed and Clad
Main building – roof construction:	Corrugated Iron (e.g. Colourbond), Pitched, Slate, Timber Framed
Other timber building elements:	Architraves, Door Frames, Doors, Eaves, Fascias, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Other building elements:	Carport, Fence - Brick, Fence - Post and Rail Construction
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	North
Prevailing weather conditions at the time of inspection:	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.

- Ceiling Interior (Roof Void)
- Exterior
- Interior
- Roof Exterior
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access.
- Ceiling Cavity - Part.
- Subfloor due to lack of access.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25%

of every room.

- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk assessment

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: Medium

When the risk of undetected defects is 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

No evidence was found.

Minor Defect

Finding 3.01

Building: Main Building

Location: Bedroom

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Information: 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.

Section D Significant Items



Finding 3.02

Building: Main Building

Location: Bedroom 2

Finding: Door - Binding/jamming

Information: Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



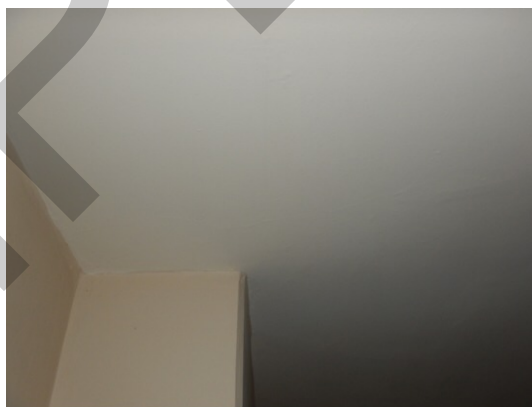
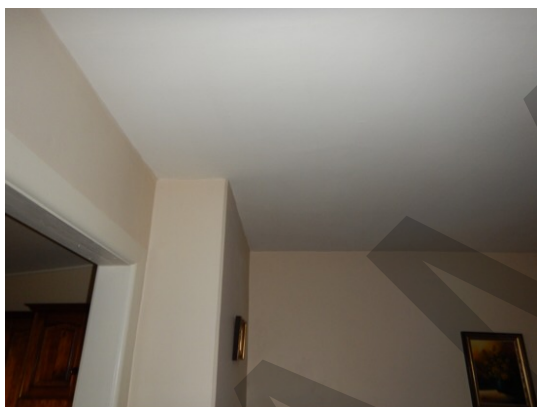
Section D Significant Items

Finding 3.03

Building:	Main Building
Location:	Lounge Room
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
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 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 carpenter 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 3.04

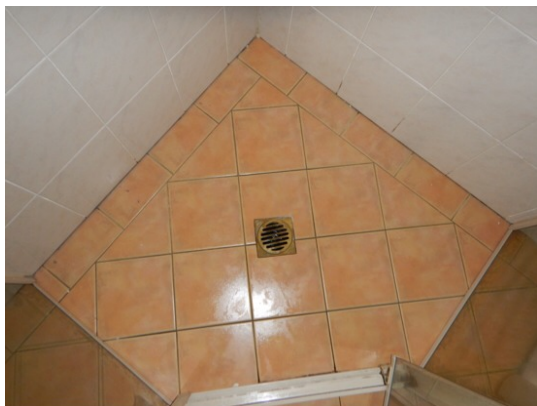
Building:	Main Building
Location:	Bathroom
Finding:	Tiles - Cracked or damaged
Information:	Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining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

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

A tiling contractor should be appointed to ensure that no further water damage occurs. The

re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Finding 3.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Brickwork - Deteriorated mortar
Information:	<p>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.</p> <p>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.</p> <p>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.</p>

Section D Significant Items



Finding 3.06

Building: Main Building

Location: Exterior walls - left side

Finding: Brickwork cracking - Noticeable

Information: Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions.

Noticeable cracks in brickwork may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork.

It is highly advised that a qualified bricklayer be appointed to provide necessary works to cracked brickwork to prevent any further damage. Such works should be conducted as soon as possible.

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

Section D Significant Items



Finding 3.07

Building: Main Building

Location: Roof Exterior

Finding: Building element - Rusted or corroded

Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanised (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.

Section D Significant Items



Live Timber Pest Activity

No evidence was found.

Timber Pest Damage

Finding 5.01

Building: Main Building

Location: Roof Void

Finding: Chemical delignification identified

Information: Chemical delignification also known as wood defibration refers to the chemical breakdown of timber building elements. This breakdown of the Lignin deteriorates the wood impacting on the structural integrity and tensile strength of the affected building element.

Chemical delignification is most common near marine environments due to the high levels of salt in the air however this deterioration may also occur in other areas where timber elements are frequently exposed to damaging gases chemicals etc.

Where timber building elements have deteriorated repair and / or replacement is required immediately to ensure the safety of the associated structures. The likely cause of the defibration should also be investigated and dealt with accordingly.

Section D Significant Items



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building
Location: Exterior walls - left side
Finding: Air conditioner - Disconnected overflow
Information: The Air Conditioner (A/C) overflow was found to be disconnected from storm water draining and is creating excessive moisture in the surrounding area.

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

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

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
- Tree surgeon (arborist) and / or 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 SUMMARY.

The building compared to others of a similar age and construction appears to be in good condition. It does have a few minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

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

Summary (cont)

PEST SUMMARY.

The following items are highly recommended:

- Install a termite barrier system to the property (consult a suitably qualified termite expert for advice).
- Access should be gained to the subfloor to allow a complete inspection of the property.
- Replace any roof timbers affected by chemical delignification and monitor other timbers.
- Connect A/C overflow to storm water or away from the edge of the building.
- Trees over 100mm diameter on the property should be drilled and tested for termite activity.
- Regular inspections every 6-12 months.

Additional information:

- No active termites or previous termite damage or workings were found at the time of inspection.
- Trees within 50m of the house that are on other properties can not be inspected.

For further information, advice and clarification please contact John Markham on 0448440082

Section E Attachments and Further Comments

Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part 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.
Building element	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.
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.
Minor defect	A defect other than a major defect.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.

Definitions to help you better understand this report

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.
Termite Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Termites at the time of inspection.
Termite Attack	Termite Activity and/or Termite Damage.
Termite Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Termites.
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.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Inspection Consultant ("the Consultant") was a "Pre-Purchase Building and Termite Inspection Report". A Pre-Inspection Agreement was issued prior to service and forms part of the service agreement.

PURPOSE The purpose of this inspection is to provide advice to the client or other interested party regarding the condition of the property at the time of inspection. A report may be conditional on the following:

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

SCOPE OF INSPECTION

The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the costs of rectification of defects is not required in an inspection report.

The Report deals only with the detection or non-detection of Termite Attack and Conditions Conducive to Termite Attack discernible at the time of inspection.

The inspection was limited to Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report.

The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

ACCEPTANCE CRITERIA

Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and which has been maintained such that there is no significant loss of strength and serviceability.

Definitions to help you better understand this report

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Major defects.
- (b) A general impression regarding the extent of minor defects. NOTE: For example, significantly deteriorating exterior paint.
- (c) Any major defect that is an urgent and serious safety hazard. NOTE: For example, unsafe balustrades or imminent collapse of a structural member.
- (d) Presence or absence of termite activity or damage
- (e) Presence or absence of other timber pest activity or damage
- (f) Evidence of conditions conducive to termite activity.

LIMITATIONS

The Client acknowledges:

1. That this Report is prepared in accordance with AS 4349.1-2007 and AS 4349.3 - 2010 but that it is not a Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.
5. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
6. The Inspection and Report are not a warranty as to the absence of Termite Attack.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Termites (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report does not deal with any termite preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by termites. However, this additional information or advice may be the subject of a termite management proposal which is adequately specified.
9. Where insulation is present it is advised that these items should be moved or removed to allow a full inspection to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Definitions to help you better understand this report

10. Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of building defects, termite activity and/or damage. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

11. Where the subject building is part of a strata or company titled property, the inspection was limited to assessing the interior and immediate exterior of a particular unit. The Client may have additional liability for Building Defects, Property Maintenance and Timber Pest Attack in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified. Seek further advice from your Building Inspector.

12. Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected.

13. If a building or part of a building, is constructed on a concrete slab it is always more susceptible to concealed termite entry.

UNDETECTED DEFECT RISK RATING

Where the risk rating for undetected defects is considered medium or high, a further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access have been provided or the obstruction removed.

This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation.

This is often called an Invasive inspection as in some instances it may also require the removal of ceiling and wall linings and the cutting of traps and access holes. Seek further advice from your Building Inspector.

EXCLUSIONS

This report excludes assessment of: Footings below ground, concealed damp proof course, electrical installations, concealed plumbing, adequacy of roof drainage, gas fittings and fixtures, air-conditioning, automatic garage doors, pools and related equipment, alarm systems, operation of fireplaces and chimneys, flues and solid fuel heaters, alarm and intercom systems, soft floor coverings, appliances, paint coating, health hazards, timber and metal framing size and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment such as soil conditions, control joints, sustainable development provisions, concealed timber frames, landscaping, rubbish, floor coverings, furniture and accessories, stored items, insulation, environmental matters or lighting and energy efficiency.

IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

Definitions to help you better understand this report

IMPORTANT SAFETY INFORMATION - ASBESTOS

We cannot comment on the presence or absence of Asbestos from this building as it is not within the scope of this report and requires specialist inspection services. It is however strongly advised that the presence of Asbestos be presumed until otherwise definitely known.

Asbestos containing materials may include sheet type building materials, roofing materials, insulations and linings and more. Especially in buildings that were built or modified pre-1992 further inspection should be undertaken prior to works like renovations, extensions, repairs and maintenance or where any materials which could contain Asbestos become damaged or worn.

An Asbestos Inspection and Condition Audit is always advised.

IMPORTANT SAFETY INFORMATION - SAFETY GLASS

Glazing standards in contemporary or recently constructed buildings are governed by the Building Code of Australia (National Construction Code) and will almost always be constructed using glazing designed to minimise injury if impacted or broken. Glazing in older homes is highly unlikely to be 'Safety Glass' and may cause significant injury if damaged. Exercise care and caution around glass in older homes in particular.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

Definitions to help you better understand this report

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.