



Building and Timber Pest Inspection Report

Inspection Date: Sat, 22 Aug 2020

Property Address: 2 Cynthia St, Pymble NSW 2073, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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: Sat, 22 Aug 2020

Modified Date: Mon, 24 Aug 2020

The Parties

Name of the Client: The Vendor

Name of the Principal(if Applicable):

Job Address: 2 Cynthia St, Pymble NSW 2073, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Stefan Niceski Ph: 0400 662 208
Email: Balmain@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections (Balmain)

Company Address and Postcode: Randwick 2031

Company Email: Balmain@jimbuildinginspections.com.au

Company Contact Numbers: 0400 662 208

Special conditions or instructions

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

The following apply: This report was commissioned for the sole use of 'The Vendor' and liability does not extend to any third parties.

Any third party not named on page 3 of this report, acting or relying on this report, in whole or in part, does so entirely at their own risk.

The Pre- Inspection Agreement which includes the extent of reporting, limitations and exclusions must be read and agreed to prior to viewing this report.

This report is valid for a 6 week period after the inspection date, re- inspection is required for any changes or further information there after.

DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:

The information on this page is important and must be read before looking at the accompanying report. You should not rely on this report if you wish to purchase the property.

This Report has been prepared for 'The Vendor' and for the exclusive use of 'The Vendor' only.

Accordingly you should not rely upon this document if you intend to purchase the property to which it relates. In receiving or viewing this report you are acknowledging that you will not rely upon it if you intend to purchase the property.

If you require information contained in this report you should seek out and commission the completion of your own report.

Jims Building Inspections will not accept any responsibility and shall not be liable for any loss or damage, including in negligence, arising out of or in connection with any use or reliance on the statements, comments, photographs or any other information in this report.

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You, as reader, must accept sole responsibility for what you do in relation to any material contained in this report. If you do not agree, do not read this report.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in - good condition with, some standard maintenance items noted.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Brick Stumps or Piers, Part Slab and Part Subfloor, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North East
Other Building Elements	Fence - Post and Rail Construction, Driveway, Pool, Garage
Other Timber Bldg Elements	Porch / Patio, Fascias, Window Frames, Internal Joinery, Deck, Architectural Trims, Door Frames, Doors, Floorboards
Roof	Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Solid Masonry, Rendered
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Interior

The inspection excludes areas which are affected by obstructions 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.

Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior - Part
- Areas of low roof pitch preventing full inspection.
- Subfloor - Part.
- Ceiling Cavity - Part.
- Wall exterior due to obstructions.

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 wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Areas of low roof pitch preventing full inspection
- Vegetation
- Insulation
- Floor coverings
- Patio
- Landscaping

- Areas of skillion or flat roof - no access
- Decking
- Fixed ceilings
- External concrete or paving
- Stored items
- External finished ground level
- Duct work
- Appliances and equipment
- Wall linings
- Wallpaper or Wall Coverings
- Lack of clearance - subfloor
- Pipework
- Furniture
- Fixed Furniture - Built-in Cabinetry
- Ceiling 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 (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: **Low**

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: **Low**

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

No evidence was found

Minor Defect

Finding 3.01

Building:

Location: Roof Exterior

Finding: External Roof Covering & Plumbing - (Maintenance Information)

Information:

All roof coverings & plumbing, flashings, exterior guttering, box gutters and downpipes, even with gutter guard products installed, should remain free of all debris and possible blockages.

Blockages may lead to pooling, accumulated water overflows, possible water ingress and the associated damage to adjoining building elements.

Regular inspections & maintenance of all roof coverings & plumbing is recommended to ensure stormwater flows are adequate and to ensure no water ingress into the property.





Finding 3.02

Building:
Location: Masonry Walls
Finding: Moisture Levels - Information Only -
Information:

At the time of inspection, all lower ground floor masonry walls appeared dry with normal (low) moisture readings detected in the tested areas and no visual signs of any rising or lateral damp evident.



Finding 3.03

Building:

Location: Wet Areas

Finding: Water Proofing Membranes - Information Only -

Information:

Internal Water Proofing Membranes, are crucial in preventing water ingress into the property is important to know that the Membrane System used is to Australian Standards and has been installed correctly.

Please refer to the original Building Documents or Maintenance Schedule for the relevant information including;

- Membrane used and Manufacturers Specifications.

- The Installer and Installation Certification.

With older property's where this information is unavailable all wet areas should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident to any adjacent walls or ceilings below a licensed builder or waterproofing specialist is recommended to investigate further.



Finding 3.04

Building:

Location: Subfloor
 Finding: Subfloor - Maintenance
 Information:

With 'subfloor' type construction, good ground/ stormwater drainage & ventilation/ air movement is crucial in maintaining dry conditions, preventing rising damp and/ or secondary damage such as wood rot and pest activity.

- Subfloor vents were noted around the property.

- Limited access was possible to subfloor, the accessible areas appeared dry.

Subfloor areas should be monitored ensuring moisture levels, drainage & ventilation remains adequate. Regular pest inspections should also be carried out.



Finding 3.05

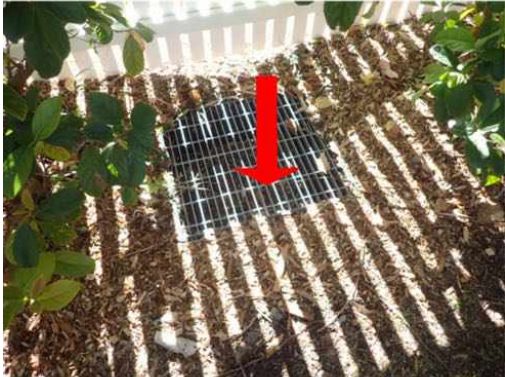
Building:
 Location: External Drainage
 Finding: Stormwater Drainage - (maintenance information)
 Information:

Storm water drainage points were noted to the sides and rear of the property.

These areas should be monitored during rain events to insure water flow is adequate.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls creating potential for subsequent water damage to associated building elements,

A licensed plumber can advise further on regular maintenance solutions.



Finding 3.06

Building:
Location: Pool Fence
Finding: Pool Fence - Certification

Information: This report does not cover pool fence compliance. However at the time of the inspection the pool fence did appear to be in good condition with the gate self closer operational.

Please refer to the original building documentation or contract of sale for Pool Certification Information.



Finding 3.07

Building:

Location:

Services

Finding:

Services - Maintenance (information only)

Information:

Refer to the original building documentation or service/ maintenance manual for electrical, hydraulic, mechanical, drainage, water storage and/or any special item information.

It is recommended that a Licensed Electrician and a Licensed Plumber check over any newly purchased property with the new owners to avoid any electrical or plumbing problems in the future and to instruct new owners on proper use, care and maintenance of all electrical, plumbing and any other elements to prolong their life time and safety.



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:

Location: Mains Board

Finding: Termite Management System - no evidence of installation (mains board)

Information:

The application of a post-construction chemical termite barrier is highly recommended for all properties.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed. With no termite management, lack of full subfloor access, surrounding trees, vegetation & possible concealed entry points, this puts the property at risk.

A licensed termite treatment specialist should be engaged to investigate further and advise on possible treatment solutions.



Finding 6.02

Building:

Location: All Areas

Finding: Additional Photos - Information Only

Information: Additional photographs of the roof exterior, roof void & subfloor (when accessible) are provided for general reference.







Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- BUILDING SUMMARY

The building compared to others of a similar age and construction appears to be in:

- Good condition with, some standard maintenance items noted.
- Please be aware that limitation's did affect this inspection as complete access to all areas of the roof exterior, roof space and subfloor was not possible and areas of furniture, stored items, insulation and vegetation meant some areas was obstructed.
- Roof Coverings, not all areas of roof were accessible, while appearing dry with no signs of water staining or leaks to the ceilings below at the time of inspection all ceilings should be monitored. If any leaks, water staining, peeling or bubbling of the paint become evident a licensed roofing contractor is recommended to investigate further.
- Note, if any new plaster, render or paint work has been completed before the inspection it has the potential to mask any existing cracking or water staining. Please contact your inspector if stated defects become evident.
- At the time of inspection, 'low' moisture readings were detected in the walls to the ground floor of the building. Rising damp can be common in buildings of similar type and age therefore all ground floor walls should be monitored. If peeling or bubbling of the paint becomes evident a damp proofing specialist can advise on rectification solutions.
- Refer to the original building documentation or service/ maintenance schedule for electrical, hydraulic, mechanical, special item & drainage information.

TIMBER PEST SUMMARY

- Termite Management System - No evidence of installation. If live termite activity is found on the property or not the application of a post-construction chemical termite barrier is recommended. Such barriers reduce the risk of termites on any timber building elements throughout the property to better protect your investment. There is risk is this property is due to the lack of a current post-construction termite management system. Therefore it is recommended that further consultation with a licensed termite treatment expert is advised.

The following items are highly recommended:

- Install a post-construction termite barrier system to the property,
(Consultation with a licensed termite treatment specialist is advised)
- Clean and flush out blocked guttering regularly
- Monitor & Maintain subfloor ventilation &/or drainage
- Monitor & Maintain stormwater drainage

- Trees over 100mm diameter on the property (within 50m of the building) should be drilled and tested for termite activity.
- Trees within 50m of the house that are on other properties can not be inspected.

- Regular inspections every 6-12 months (or as advised by the termite management system installer)

EXCLUSIONS

This report excludes assessment of: Footings below ground, concealed damp proof course, electrical installations, concealed plumbing, adequacy of roof drainage, gas & water 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, other mechanical or electrical equipment, soil conditions, control joints, sustainable development provisions, concealed timber frames, landscaping, tree roots, rubbish, floor coverings, furniture and accessories, stored items, insulation, environmental matters (water tanks etc) or lighting and energy efficiency, water access/ entry (wharfs & jetty's)

For further information, advice and clarification please contact Stefan Niceski on: 0400 662 208

Definitions to help you better understand this report

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

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

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

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

Terms on which this report was prepared

This report 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.

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.