



## Building Inspection Report VR

Inspection Date: Thu, 15 Jun 2023

Property Address: 2 Bindo St, The Ponds NSW 2769, Australia

Jim's Building Inspections is pleased to advise that a Building & Pest Inspection Report for the above property is now available. Vendor reports are provided by the vendor for reference only until such time as the potential purchaser purchases their own copy of this report. A purchased copy of the report will entitle you to engage the inspector with any questions you may have in regards to the report and insurances. The price of this report is available online. Should you wish to purchase this report please go online to [www.jimsbuildinginspections.com.au](http://www.jimsbuildinginspections.com.au) click on BUY REPORT and type in the address of the property.



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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: Thu, 15 Jun 2023

Modified Date: Fri, 16 Jun 2023

## The Parties

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Name of the Client: Zhirou Wu

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Name of the Principal(if Applicable):

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Job Address: 2 Bindo St, The Ponds NSW 2769, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant:

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Company Name:

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Company Address and Postcode: Kings Langley 2147

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Company Email:

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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: The inspection and report findings following have been conducted strictly in accordance with

AS 4349.1-2007 and AS 4349.3-2010, and our pre inspection agreement content that has been signed or acknowledged prior to our engagement.

This report reflects the opinion of the inspector on the day of the inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. 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 as outlined.

We do not comment on the presence of ACM (Asbestos Contaminated Material) or the likelihood of its presence in or around the dwelling. This is not covered as part of our inspection and report. The reason why this is not covered is because it is not a requirement of AS 4349.1-2017 as the presence of suspected ACM can only be confirmed if it has been tested under the microscope at a NATA accredited laboratory. It is common for dwellings built prior to 1980 to have ACM present in the dwelling in some form. If you require a separate visual ACM identification report please ask your building consultant or inspector for this service specifically.

We wish to bring particular attention that the purpose of the inspection is as per the following extract of AS 4349.1-2007 and AS 4349.3-2010 which is to “provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection”

If at the time of the inspection it is obvious to us that the dwelling has been recently painted then we believe there could be a high risk that concealed defects exist. In normal circumstances it is reasonable to assume that these concealed defects would have otherwise been visible to the inspector. Items of particular note include but are not limited to WATER STAINING and CRACKING to wall and ceiling linings. If we are of the opinion the dwelling has been recently painted we will note this under “Obstructions” in the report body for your reference.

If it is noted that the weather conditions as pointed out on page 3 “Weather Conditions at Time of the Inspection” were deemed as being “FINE” or “DRY” then it is highly unlikely that any water entry through the roof, flashing or ceiling linings would be evident at the time of the inspection. Should you discover evidence of a water stain or roof leak once possession of the property is taken, immediately contact the person responsible for conducting the report for further advice or recommendation.

Appendix D part (E) of AS 4349.1 -2007 lists “Adequacy of roof drainage” as an exclusion of the inspection and is not able to be reported upon. We strongly suggest that an independent licensed roofing contractor be engaged to conduct a follow up inspection, and comment on the overall roof drainage adequacy of the dwelling. We also recommend the contractor provides the client feedback on the leak potential of the roof and drainage system in its entirety. We also recommend the contractor provides a quote to rectify any issues observed on his completed inspection and present this to the client for their consideration.

We wish to reiterate that this report is NOT a dilapidation report. We chose to report on areas that present to be defective as the Australian Standard allows which is on an “Exceptions Basis”.

The inspection and report is bound by Obstructions and Limitations which will be outlined in more detail within the report body and exclusions which form part of the pre inspection agreement.

Please contact the building consultant who is named on the front of the report without delay should you have any concerns regarding the above information.

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is moderately susceptible to timber pests. Live activity and/or damage from timber pest activity was not found at the time, however, conditions conducive to timber pest activity were found at the time of inspection. A termite treatment is recommended.

## Section B General

### General description of the property

Floor	Slab - Waffle Pod or Waffle Slab, Suspended Timber Frame
Walls	Brick Veneer (Timber Framed)
Other Timber Bldg Elements	Doors, Eaves, Fascias, Door Frames, Architraves, Architectural Trims, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Internal Joinery, Window Frames
Roof	Pitched, Tiled, Timber Framed
Other Building Elements	Driveway, Footpath, Garage, Water Tanks, Fence - Fabricated Metal Fence
Building Type	Residential
Company or Strata title	Unknown
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Storeys	Double
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.

- Roof Void - Part
- 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 or safety hazards may not be obvious unless obstructions or unsafe conditions are removed to provide access.

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior.

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:

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Duct work
- Floor coverings
- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings
- External finished ground level
- External concrete or paving
- Insulation
- 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

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 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

#### Defects 3.01

Building: Main Building  
 Location: All Areas  
 Finding: Fitting or fixture - Loose  
 Information: The fitting in this area is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A relevant tradesperson should be appointed to perform these rectification works at discretion of the client.



#### Defects 3.02

Building: Main Building  
 Location: Bathroom  
 Finding: Mould - Present  
 Information: Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



### Defects 3.03

Building: Main Building  
Location: Kitchen  
Finding: Drawer - Stiff to slide  
Information: The drawer in this area was jammed and difficult to slide along the associated tracks at the time of the inspection.

Replacement of hardware or tracks may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected drawer



### Defects 3.04

Building: Main Building

Location: Yard - Back  
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

### 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
- 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- The building appears to be in average condition compared to buildings of a similar age and construction method.

The minor issues identified within the report are easily rectified once the scope of the repair is explained to the appropriately licensed trade

No major structural defects were evident at the time of the inspection.

No visible evidence of subterranean termite activity, workings such as mud packing, and or leads or termite damage was found at the time of the inspection.

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 termiticide and certified by a licensed pest technician
4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor (if 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.

Such 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.

For further information, advice and clarification please contact Murray Church on: 0418 240 401

## 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 a pest report.** As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

**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.

## **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.