



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

# Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 17 Black Knight Street Mordialloc, Vic



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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: Fri, 20 Mar 2026

Modified Date: Wed, 25 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 17 Black Knight Street Mordialloc, Vic

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Client's Email Address:

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Client's Phone Number:

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Consultant: Phil Smallman Ph: 0400 198 993  
Email: Phil.smallman@jimsbuildinginspections.com.au

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Diploma & Advance Diploma of Building Surveying

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Company Name: Jim's Building Inspections (West Melbourne)

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Company Address and Postcode: PO Box 2256 Moorabbin 3189

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Company Email: Phil.smallman@jimsbuildinginspections.com.au

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Company Contact Numbers: 0400 198 993

## 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: Whilst unoccupied, there was some furniture and personal belongings still present at the property at the time of the inspection

## 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>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### Overall Condition (Building)

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

### 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

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Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Fence - Post and Rail Construction, Garage, Footpath, Driveway, Pergola, Shed
Other Timber Bldg Elements	Floating Floor, Skirting Boards, Deck, Door Frames, Doors, Architraves, Veranda Posts, Window Frames
Roof	Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

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## 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.

- Posts
- Interior
- Gardens
- Fencing
- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Landscaping Timbers
- Outbuildings
- The Site
- Wall Exterior
- Slab Edge

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.
- Garage due to lack of access.
- Inside of the fencing.

- Outside of the fencing.
- Roof Exterior - Part

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

## Obstructions and Limitations

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

- 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
- Debris in gutters
- Decking
- Degree of roof incline too steep for safe access
- Above safe working height
- Areas of skillion or flat roof - no access
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of suitable access or entry point
- Landscaping
- Patio
- Stored items

- Vegetation covered approximately 25% of the area for inspection.
- Webbing of roof trusses - not trafficable

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

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Yard  
Location: Ensuite - Master  
Finding: Water damage - other  
Information: Evidence of moisture damage to the door architrave may be from slow seepage or poor seals to the shower in the past.

As the house may not have been occupied for many months, it was not surprising that the water stained area was dry.

Running the shower for 10min failed to identify any water / moisture escape.

It is possible that the moisture problem may be coming from where the shower screen, where it is screwed or fixed to the tiled wall - any screw hole can damage the water proof membrane. Testing at the time of the inspection could not confirm this is the cause of the problem.

Further testing by a licensed plumber is recommended.





### Finding 3.02

Building: Garage  
 Location: Rear pedestrian door  
 Finding: Brickwork altered to accommodate a doorway  
 Information: At some point, the brick work at the back of the garage has been saw cut to create an opening for a door frame and rear pedestrian door.

The brickwork has never been completed and framed up however the opening has served its purpose.

We recommend that a licensed builder be engaged to finish off the alteration and to ensure the bricks at the top of the opening are completely stable.



### Finding 3.03

Building:	Main Building
Location:	Lounge Room window
Finding:	Window - unable to open
Information:	The window in this area was jammed and not able to operate at the time of the inspection.

A check of the external of the Windows identified minor damage to the timber frame, suggesting a committed attempt has been made to free the window from the timber frame.

Sometimes when windows have not been opened for many years or even after painting, windows can become stuck.

Other, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

It is likely that a carpenter or window supplier may be able to free the window from the frame.

In a worse case scenario, replacement of window or frame may be required.

A registered builder or general handy person will be required to repair the window.



### Finding 3.04

Building:	Yard
Location:	Yard - pergola LH Side
Finding:	Wood rot - Pergola post (top)
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.

Wood rot is often associated with general damp problems.

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.

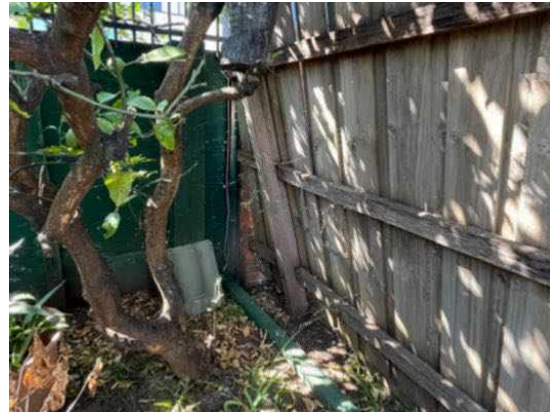
A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required.

A qualified carpenter or registered builder may also be required to replace affected building materials.



### Finding 3.05

Building:	Yard
Location:	Yard - Back
Finding:	Timber fence in poor condition - replacement likely to be needed.
Information:	The timber fence is in poor condition and is likely to need replacement in the near future. The purchaser should be prepared for the additional cost of replacing the fence in the near future.



## 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: Roof Void

Finding: Insulation in roof voids

Additional Photos - Obstructions and Limitations (Timber at risk of Termite damage)

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

We were unable to gain access to inspect the timber components at risk of termite damage where insulation covers a large amount of timber.

These obstructions can hide an array of defects and a full inspection cannot be carried

out.

A re-inspection is recommended once the areas are made accessible.

If the limitations are nor able to be reduced by removing areas or creating a manhole, a termite treatment is the next best option to protecting these timber elements.





### Finding 6.02

Building:	Main Building
Location:	Meter Box
Finding:	Termite Management System - no evidence of a chemical installation
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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 evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



### Finding 6.03

Building:	Garage
Location:	Yard - Back

Finding: Wood rot - Timber in contact with soil, Trees and external Timber  
Information: 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 and soil. Contributing factors also include age of timber, decomposition, poor air ventilation and dampness.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces.

Timber in contact with the soil needs to be suitable rated (treated) dead or diseased trees should be removed.

Note: even treated timber can develop wood rot.

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 Arborist can assist with trees and removal where appropriate.

A licensed plumber may be appointed to assess water related caused such as leaking gutters or 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.





### Finding 6.04

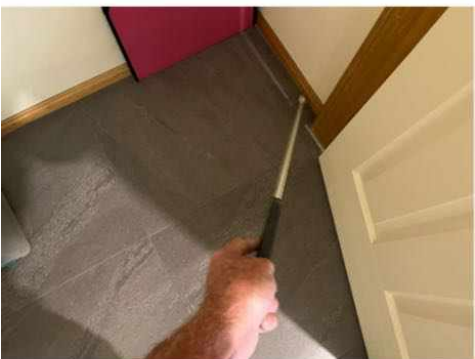
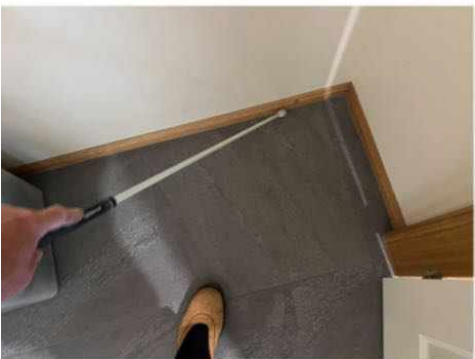
Building:	Yard
Location:	All External Areas
Finding:	Termite Techniques
Information:	All areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

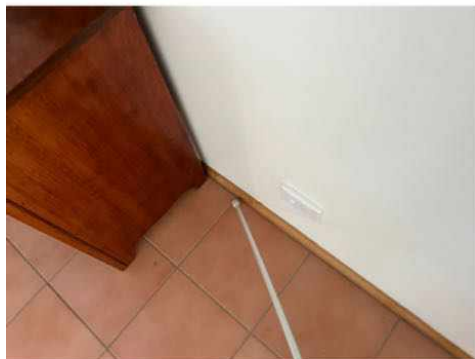
No evidence of termite activity was found inside the house at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment of materials affected by moisture or signs of deformity, trails and bridging constructed by termites, irregular and regular shaped holes in timber elements indicating pest destruction.

Items such as Wall paneling, wallpaper, carpet and fixed cabinetry, personal belongings and stored goods, can obscure viewing areas and hide from view termite activity that may be revealed when a property is vacated.







**Finding 6.05**

Building: Yard  
Location: All Areas / Arae  
Finding: Additional Photos  
Information: Additional photos are provided for your 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

- Licensed Plumber
- Pest Controller
- Registered/Licensed Builder

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

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

- The dwelling is considered to be in good condition for a structure of this age and type when compared to similar buildings in the area.

There are multiple areas where the visual inspection was not possible including the garage, beneath the pergola and some areas inside the house where furniture and personal belongs obstructed access.

At the time of the inspection there was no evidence of termite activity or past termite damage. There are numerous areas where the conditions are highly conducive to termite activity.

We strongly recommend the termite treatment be carried out and maintained to offer protection to the asset against termite infestation.

For further information, advice and clarification please contact Phil Smallman on: 0400 198 993

**Section E Attachments and Further Comments**

- Terms and Conditions

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Yard  
 Location: Pergola /Covered walkway  
 Finding: Unconventional handyman work  
 Information: This handyman work appears to have been completed to a reasonable standard of workmanship.

However, it is suspected the covered in walkway / storage area, does not comply with building regulations and may not have been constructed with a building permit.

Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

Rectification works are advised as soon as possible by the appropriate trades.



#### Noted Item

Building: Garage  
 Location: Bathroom  
 Finding: Additional Photos  
 Information: Additional photos are provided for your general reference



## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.