



# Building and Timber Pest Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 204 Mildura Dr, Helensvale QLD 4212,  
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: Wed, 18 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable): Lawrence Lee

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Job Address: 204 Mildura Dr, Helensvale QLD 4212, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Tony Winders Ph: 0419 662 882  
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Company Contact Numbers: 0419 662 882

### Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

	Found	Not Found
<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 highly susceptible to timber pests. A termite treatment is required.

## Section B General

### General description of the property

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Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Footpath, Driveway, Pool, Fence - Fabricated Metal Fence, Shed
Other Timber Bldg Elements	Door Frames, Deck, Architraves, Floating Floor, Internal Joinery, Doors, Skirting Boards
Roof	Pitched, Tiles, Timber Framed
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.

- Exterior
- Gardens
- Fencing
- Interior
- Roof Void - Part
- The Site
- Trees
- Wall Exterior
- Roof Exterior - Part
- Outbuildings

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.
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior - Part
- Subfloor due to lack of access.
- Wall exterior due to obstructions.

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:

- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Debris or rubbish
- Decking
- Duct work
- Fixed Furniture - Built-in Cabinetry
- Insulation
- Floor coverings
- Solar Panels
- Stored items
- Subfloor was not able to be inspected - there was no access to this area.
- Vegetation
- Wall linings

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: **Medium**

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

#### Finding 1.01

Building:	Main Building
Location:	Pool Area > Front
Finding:	Pool fencing - gate
Information:	The gate to the pool area was jamming/ sticking at the time of inspection.

It is suspected that areas of the pool fencing do not to comply with Australian Standards and do not appear to be safe. Assessment of the pool area is required.

Please note that this inspection does not cover pool fencing and other pool fittings and fixtures. It is highly advised that a specialist be appointed to inspect the pool and surrounding area and provide advice on rectification works that may be required.



#### Finding 1.02

Building:	Main Building
Location:	Bedroom 2 > Centre
Finding:	Electrical cables exposed
Information:	Exposed electrical cabling was identified in the bedroom 2 ceiling fan area. Exposed electrical cabling represents a potential safety hazard including accidental personal contact.

A licensed electrician should be engaged to check the operational condition of the ceiling fan and secure the electrical cables.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: Driveway > Ground Level  
 Finding: Cracking in concrete slab - Category 1-2  
 Information: Cracking coded as Category 1 - 2 was identified in the driveway and footpaths concrete slabs (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.





**Finding 3.02**

Building: Main Building  
Location: Exterior walls - right & left sides > Front Left,Front Right  
Finding: Damaged Gates  
Information: The fabricated metal gates to the right and left sides of the property show signs of damage or deterioration either by accident or by force.

A fencing contractor or general handyman could be appointed to repair or replace the broken gates..





### Finding 3.03

Building: Main Building  
 Location: Exterior walls - left side > Centre Left  
 Finding: Frog Flap  
 Information: At the time of inspection the frog flap was missing from the laundry area drainage pipe . Although the defect is of an appearance type nature, the missing frog flap does allow for potential pest ingress into the area.

A qualified plumber or general handyman could be engaged to replace the frog flap, at the clients discretion.



### Finding 3.04

Building: Main Building  
 Location: Exterior walls - left side > Centre Left  
 Finding: Clothes Line - Broken  
 Information: At the time of inspection it was noted the clothes line to the exterior left side of the property was deteriorated or broken.

Although not classified as a building defect the clothes line will need repaired to satisfactory standard or replaced.

A general handyman could be engaged to undertake the required repair or

replacement work.



### Finding 3.05

Building: Main Building  
 Location: Pool Area > Ground Level  
 Finding: Cracking in concrete slab - Category 1  
 Information: Cracking coded as Category 1 was identified in the pool surround concrete slab (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.





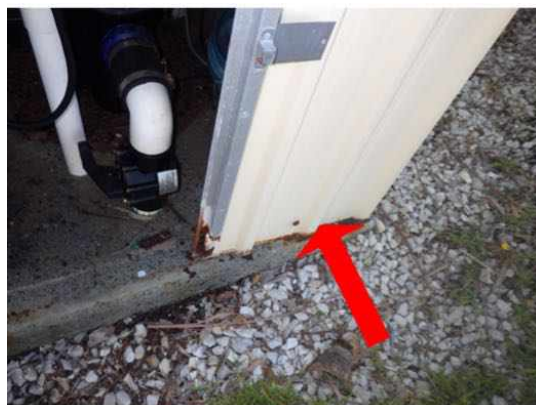
### Finding 3.06

Building:	Main Building
Location:	Pool Area > Rear Right
Finding:	Pool Shed - Rusted or corroded
Information:	The pool pump shed at the rear of the property shows evidence of significant rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

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 galvanized (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.

A general handyman may be appointed to replace any building elements that have been severely affected by rust or water damage.





### Finding 3.07

Building:	Main Building
Location:	Entry > Front
Finding:	Door stop - Missing
Information:	The entry door stop is missing or is inadequate to stop the door handle from impacting the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



### Finding 3.08

Building:	Main Building
Location:	Living Room > Centre,Rear
Finding:	Internal Wall - Holes
Information:	Holes were identified in the living room wall section. It is suspected that the holes are from a previously removed fixture or fitting.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or filler to prevent any possible pest or vermin activity or nesting. Such works may be conducted by a general handyperson or licensed painter.



### Finding 3.09

Building: Main Building  
 Location: Bedroom 4 > Front Right  
 Finding: Skirting - Missing  
 Information: At the time of inspection the timber skirting board was missing from the bedroom 4 doorway area. The presence of these types of gaps can create areas for potential pest activity or nesting..

A carpenter or general handyman should be appointed to fit a skirting board to the area.



### Finding 3.10

Building: Main Building  
 Location: Bedroom 4 > Centre Right  
 Finding: Internal Wall - Holes  
 Information: Holes were identified in the bedroom 4 right side wall section. It is suspected that the holes are from a previously removed fixture or fitting.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or filler to prevent any possible pest or vermin activity or nesting. Such works may be

conducted by a licensed painter or general handyperson.

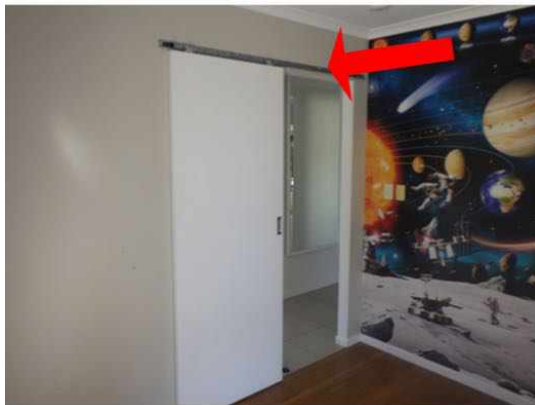


### Finding 3.11

Building: Main Building  
 Location: Bedroom 4 > Front  
 Finding: Door Guide  
 Information: It was noted that the door track pelmet and door guide to the bedroom 4 area sliding door were missing at the time of inspection.

This is noted as a minor defect that you need to be aware of.

A licensed carpenter or general handyman could be engaged to replace the pelmet and door guide at the clients discretion.





### Finding 3.12

Building:	Main Building
Location:	Bedroom - Master > Centre Right
Finding:	Internal Wall - Holes
Information:	Holes were identified in the main bedroom right side wall section. It is suspected that the holes are from a previously removed fixture or fitting.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or filler to prevent any possible pest or vermin activity or nesting. Such works may be conducted by a general handyperson or licensed painter.



### Finding 3.13

Building:	Main Building
Location:	Bedroom - Master > Existing
Finding:	Ceiling - Sagging
Information:	The ceiling linings in the main bedroom showed signs of minor sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to exposure to moisture, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing and re-

screwing of ceiling sheets, may be required.

Such works may be performed by relevant tradespeople, such as plasterers and painters.



### Finding 3.14

Building: Main Building

Location: Bedroom - Master > Front Right

Finding: Door Guide

Information: It was noted that the door track pelmet and door guide to the main bedroom/ ensuite area sliding door were missing at the time of inspection.

This is noted as a minor defect that you need to be aware of.

A licensed carpenter or general handyman could be engaged to adjust or replace the pelmet and the door guide at the clients discretion.





### Finding 3.15

Building: Main Building

Location: Ensuite > Centre

Finding: Tiles - Missing

Information: It was noted on inspection that floor tiles are missing from under the ensuite vanity floor area. It is important this area is tiled and sealed to prevent moisture or liquids penetrating the floor or wall area. Tiles and sealant also prevents vermin from accessing and or nesting in these areas.

A tiling contractor should be appointed to complete these works as soon as possible.



### Finding 3.16

Building: Main Building

Location: Ensuite > Centre Right

Finding: Shower - Monitor

Information: Elevated moisture level readings were recorded to the lower 200mm of wall to the ensuite shower alcove at the time of inspection. There was no elevated moisture level readings around the tap area, and no elevated readings transferring to the other side of the wall in the areas where moisture readings were able to be obtained. Both sealant and grout appear in good condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

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



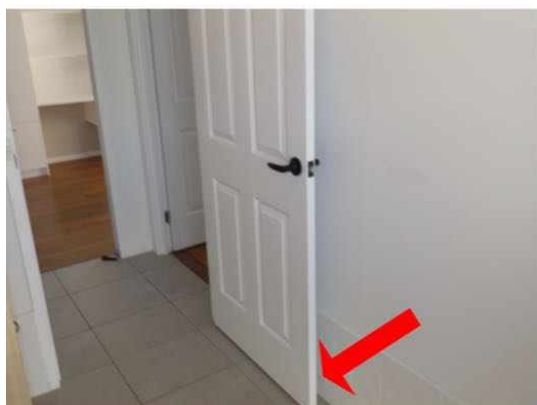


### Finding 3.17

Building: Main Building  
 Location: Laundry > Front  
 Finding: Door stop - Missing  
 Information: The laundry door stop is missing or is inadequate to stop the door handle from impacting the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



### Finding 3.18

Building:	Main Building
Location:	Laundry > Centre Right
Finding:	Tiles - Missing
Information:	It was noted on inspection that wall tiles and flexible sealant are missing from the laundry area right side wall. It is important this area is tiled and sealed to prevent moisture or liquids penetrating the wall linings or framing. Tiles and sealant also prevents vermin from accessing and or nesting in these areas.

A tiling contractor should be appointed to complete these works as soon as possible.



### Finding 3.19

Building:	Main Building
Location:	Laundry > Centre Right
Finding:	Cabinetry - Deterioration
Information:	At the time of inspection the laundry cabinetry/shelving showed signs of deterioration. The level of damage appears consistent with exposure to moisture or general wear and tear.

A qualified cabinet maker or general handyman could be engaged to undertake repair works at the clients discretion.



### Finding 3.20

Building: Main Building  
 Location: Laundry > Centre  
 Finding: Architrave - Movement  
 Information: It was noted that the timber architrave is separating from the manhole frame/ceiling linings and cracking in the laundry area.

This is a common defect which may have been caused from persons accessing the manhole.

A painter or general handyman might be engaged to undertake minor repair works.



### Finding 3.21

Building: Main Building  
 Location: Bathroom > Front  
 Finding: Door stop - Missing  
 Information: The bathroom door stop is missing or is inadequate to stop the door handle from impacting the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent

damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



**Finding 3.22**

Building: Main Building  
Location: Bathroom > Centre Right  
Finding: Sealant and grouting - Missing  
Information: It was noted on inspection that sealant and/or grout is missing from the bath hob tiles area of the bathroom. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structure

A sealant specialist or tiling contractor should be appointed to complete repair work.





### Finding 3.23

Building:	Main Building
Location:	Bathroom > Centre Left
Finding:	Tiles - Missing
Information:	It was noted on inspection that floor tiles are missing from under the bathroom vanity unit. It is important this area is tiled and sealed to prevent moisture or liquids penetrating under the surrounding tiles and/or the wall linings. Tiles and sealant also prevents vermin from accessing and or nesting in these areas.

A tiling contractor should be appointed to complete these works as soon as possible.



### Finding 3.24

Building:	Main Building
Location:	Bathroom > Centre Left
Finding:	Cabinetry - Deterioration
Information:	At the time of inspection the bathroom cabinetry showed signs of deterioration. The level of damage appears consistent with exposure to moisture or general wear and tear.

A qualified cabinet maker or general handyman could be engaged to undertake repair works at the clients discretion.



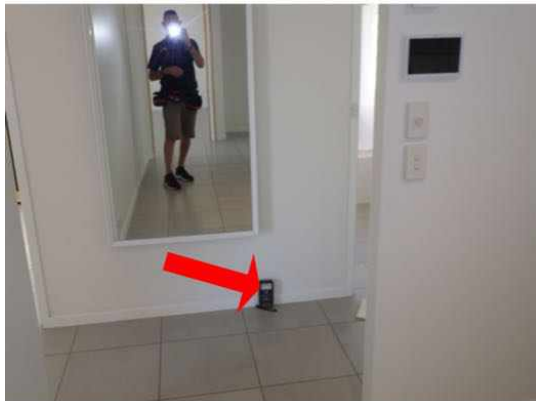
### Finding 3.25

Building:	Main Building
Location:	Bathroom > Front Left
Finding:	Shower - Monitor
Information:	Elevated moisture level readings were recorded to the lower 200mm of left side wall to the bathroom shower alcove at the time of inspection. There was no elevated moisture level readings around the tap area, and no elevated readings transferring to the other side of the wall in the areas where moisture readings were able to be obtained. Both sealant and grout appear in good condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

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



Finding 3.26

Building: Main Building  
 Location: Linen Cupboard > Front  
 Finding: Door - missing latch  
 Information: The door latch to the linen cupboard door was found to be missing at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Replacement of the broken door latch is advised to improve the operational state of the associated door.

A general handyman could be appointed to replace the door latch at the client's discretion.



### Finding 3.27

Building: Main Building  
 Location: Toilet (WC) > Centre  
 Finding: Window - missing latch  
 Information: The window latch to the WC area aluminium sliding window was found to be missing at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

Replacement of the missing window catch is advised to improve the operational state of the associated window.

An aluminium window service agent or general handyman should be appointed to replace the window latch at the client's discretion.



### Finding 3.28

Building: Main Building  
 Location: Toilet (WC) > Front Left  
 Finding: Toilet roll holder  
 Information: The WC area toilet roll holder was found to be broken or missing at the time of inspection.

A general handyman may be required to replace the toilet roll holder at the clients discretion.



### Finding 3.29

Building: Main Building  
 Location: Bedroom 3 > Front  
 Finding: Door stop - Missing  
 Information: The bedroom 3 door stop is missing or is inadequate to stop the door handle from impacting the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



### Finding 3.30

Building:	Main Building
Location:	Bedroom 3 > Centre
Finding:	Ceiling - Sagging
Information:	The ceiling linings in bedroom 3 showed signs of minor sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to exposure to moisture, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing and re-screwing of ceiling sheets, may be required.

Such works may be performed by relevant tradespeople, such as plasterers and painters.



### Finding 3.31

Building:	Main Building
Location:	Bedroom 3 > Existing
Finding:	Incomplete works.
Information:	At the time of inspection it appeared there were areas of incomplete painting work to the timber trims in bedroom 3.

A qualified painter or general handyman could be engaged to complete the work, at the clients discretion.



### Finding 3.32

Building:	Main Building
Location:	Bedroom 2 > Front
Finding:	Door stop - Missing
Information:	The bedroom 2 door stop is missing or is inadequate to stop the door handle from impacting the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



### Finding 3.33

Building:	Main Building
Location:	Bedroom 2 > Existing
Finding:	Ceiling - Sagging
Information:	The ceiling linings in bedroom 2 showed signs of minor sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to exposure to moisture, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing and re-screwing of ceiling sheets, may be required.

Such works may be performed by relevant tradespeople, such as plasterers and painters.



### Finding 3.34

Building:	Main Building
Location:	Bedroom 2 > Existing
Finding:	Incomplete works.
Information:	At the time of inspection it appeared there were areas of incomplete painting to timber trims and doors in bedroom 2.

A qualified painter or general handyman could be engaged to complete the work, at the clients discretion.



### Finding 3.35

Building:	Main Building
Location:	Garage > Existing
Finding:	Incomplete works.
Information:	At the time of inspection it appeared there were alterations and areas of incomplete renovation work to the wall and floor areas in the garage.

A qualified carpenter or general handyman could be engaged to complete the work, at the clients discretion.



### Finding 3.36

Building: Main Building  
 Location: Garage > Ground Level  
 Finding: Concrete floors - damaged  
 Information: Areas where the concrete floor in the garage area have been damaged were identified at the time of inspection. The damage consists of deep gouges chips and scrape and associated marks. The damage appears consistent with incomplete alteration and/or renovation work.

A licensed carpenter could be engaged to undertake repair work at the clients discretion.



### Finding 3.37

Building: Main Building  
 Location: Garage > Centre Left  
 Finding: Window - missing latch  
 Information: The window latch to the garage area aluminium sliding window was found to be missing at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

Replacement of the missing window catch is advised to improve the operational state of the associated window.

An aluminium window service agent or general handyman should be appointed to replace the window latch at the client's discretion.



## 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:	Exterior walls > Existing
Finding:	Termite Management System - no evidence of a chemical installation
Information:	At the time of inspection, it appeared as though no termite management system has been installed on the property, with no evidence to suggest preventative works or regular inspections taking place.

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 or the under sink cabinetry to indicate current termite barriers.

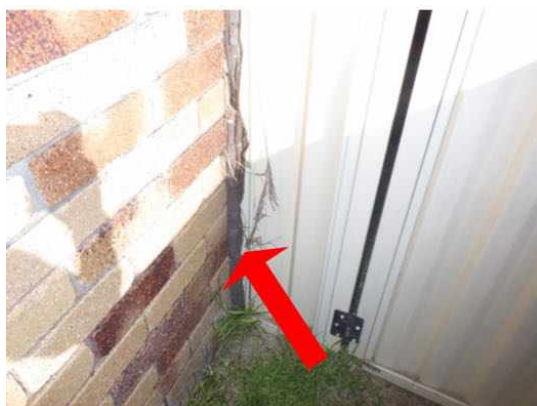
The client should consider gaining further advice from a licensed timber termite pest technician as to the costs and procedures involved with this application. It is highly recommended that obtaining such advice be a short-term priority.



## Finding 6.02

Building:	Main Building
Location:	Exterior walls - right side > Front Right
Finding:	Vegetation
Information:	At the time of inspection there was vegetation growing over external wall and roof areas on the right side of the property.

The vegetation over growing wall areas should be trimmed back clear of the external surfaces. The grass and other vegetation heights should be maintained around the perimeter of the building to allow for an inspection zone around the building exterior.



## Finding 6.03

Building:	Main Building
Location:	Exterior walls - left side > Front Right
Finding:	Stormwater pipe - Damaged
Information:	The down pipe to the left side exterior wall of the building has suffered damage to the top of the down pipe adaptor.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and

other pests.

It is recommended that a plumber or handyman be appointed to repair the down pipe as necessary.



### Finding 6.04

Building:	Main Building
Location:	Deck > Existing
Finding:	Deck - In ground contact
Information:	At the time of inspection it was noted the timber deck area to the rear of the property is in direct contact with the finished ground level.

Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Timber termite pest inspections every 1 - 3 months are highly advised to readily identify any termite activity in these areas.





Finding 6.05

Building: Main Building  
Location: Deck > Existing  
Finding: Inspection Zone Exposure  
Information: At the time of inspection the timber deck at the rear of the property finished tight against the exterior wall cladding.

An inspection zone of 20mm between the timber decking to the slab edge or wall exterior is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge or wall exterior inspection zone should not be concealed by anything that may prevent inspection of the area, including render, landscaping,soil, turf,paving, concrete, cladding,timber decking or other structures. If the slab edge or wall exterior inspection zone is not properly exposed, it is considered a high risk area of termite attack.

It is highly recommended that timber termite pest inspections be carried out every 1 - 3 months to aid protection of the property against infestation.





**Finding 6.06**

Building: Main Building  
 Location: Deck > Existing  
 Finding: No Access  
 Information: At the time of inspection there was no access to the sub floor area of the timber deck to the rear of the property.

Areas with limited or no access point severely restrict the full inspection of the area.

The client should engage a licensed carpenter or general handyman regarding provision of a hatch or access door to the timber deck sub floor area.





### **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
- Licensed Electrician
- Termite and Timber Pest Technician / Licensed Pest Controller
- Swimming Pool Fence Inspector

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 compared to others of a similar age and construction appears to be in good condition.

It does however have some minor maintenance issues and incomplete renovation work that will require attention. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

At the time of inspection there was no timber termite activity found on the site or in the dwelling. No evidence of a previously installed physical or chemical termite barrier was noted, and no evidence of recent annual or regular inspections found.

As noted in the report the timber deck area to the rear of the property has been installed tight against the exterior wall brick work and is in direct contact with ground surfaces, significantly restricting visual inspection of the area. These conditions are considered high risk for timber termite activity.

A timber termite chemical treatment along with annual inspections of the property is highly recommended.

For further information, advice and clarification please contact Tony Winders on: 0419 662 882

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

Building: Main Building  
Location: Dining Room > Existing  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



### Noted Item

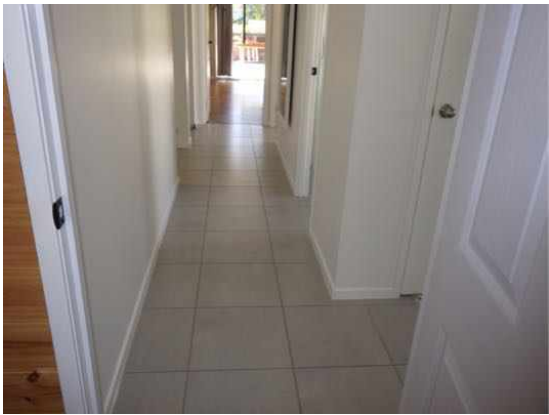
Building: Main Building  
Location: Kitchen > Existing  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



**Noted Item**

Building: Main Building  
Location: Hallway > Existing  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.





**Noted Item**

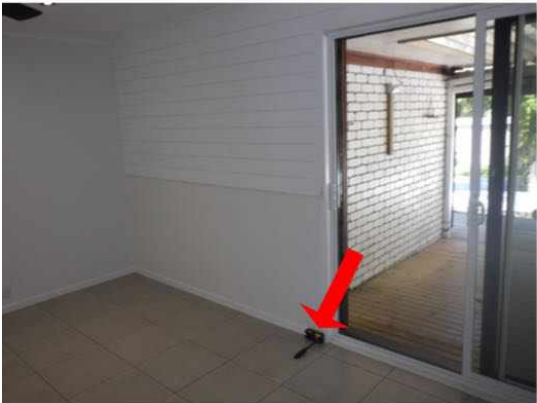
Building: Main Building  
Location: Attic > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

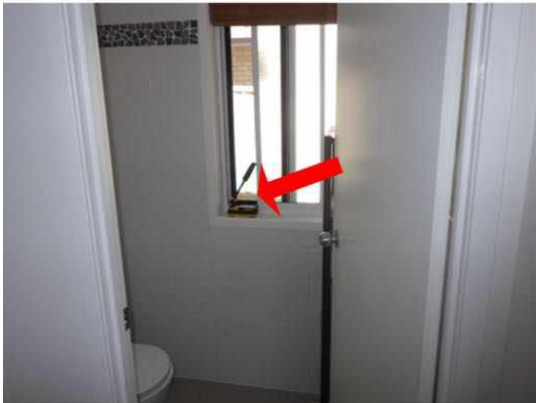




### Noted Item

Building: Main Building  
Location: Internal Areas > Existing  
Finding: Termitracker  
Information: The termitracker itracker was positioned randomly to internal wall, timber skirting and window frame areas checking for signs of termite activity.  
  
No activity was recorded at the time of inspection.







**Noted Item**

Building: Main Building  
Location: Roof Exterior > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference







**Noted Item**

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



Noted Item

Building: Shed  
Location: External Areas > Existing  
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.