



Building and Timber Pest Inspection Report VR

Inspection Date: Mon, 12 Jan 2026

Property Address: 4 Grevillea St, Ormiston QLD 4160,
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: Mon, 12 Jan 2026

Modified Date: Tue, 13 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 4 Grevillea St, Ormiston QLD 4160, Australia

Client's Email Address:

Client's Phone Number:

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Company Address and Postcode: Capalaba 4157

Company Email: Capalaba@jimbuildinginspections.com.au

Company Contact Numbers: 0423 365 507

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
Safety Hazard		✓
Major Defect	✓	
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage	✓	
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program		✓

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in fair condition with some major and 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

Building Type	Detached, Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	5
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Pool, Shed
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Window Frames
Roof	Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

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.

- Ancillary Pool Equipment
- Exterior
- Exterior of Pool Fencing
- Fencing
- Gardens
- Interior
- Interior of Pool Fencing
- Landscaping Timbers
- Pool Surrounds
- Posts
- Roof Exterior - Part
- Roof Void - Part
- Slab
- Outbuildings
- The Site
- Trees
- Wall Exterior

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
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

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 obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Ceiling linings
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Vegetation covered approximately 25% of the area for inspection.
- 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

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: Bedroom - Master > Rear Right
Finding: moisture meter readings
Information: There was a high moisture meter reading of between 22/30 % in the master bedroom/ ensuite shower wall area, with identified movement and moisture damage in the base of this wall at the time of this inspection. This can be caused by water ingress into the wall cavity from external sources or a possible plumbing leak . Wet areas can also have a potential failure to the water proofing membrane causing potential water issues. A licensed plumbing contractor or waterproofing contractor should inspect this area and report .

Termatrack radar readings taken in this area indicated NO termite activity at the time of this inspection.

Repair works may be required to the wall framing in this area.





Minor Defect

Finding 3.01

Building:	Main Building
Location:	Driveway > All Areas
Finding:	Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external driveway concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

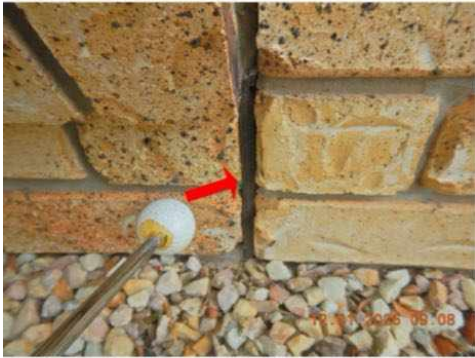
Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Finding 3.02

Building:	Main Building
Location:	Exterior walls > All Areas
Finding:	Masonry expansion joints not silicon sealed
Information:	Masonry wall expansion joints throughout this property were found to not be silicon sealed at the time of this inspection.

An appropriate flexible external grade sealant should be installed as per Australian standards .





Finding 3.03

Building: Main Building
 Location: Exterior walls - right side > Centre
 Finding: Impact damage to brickwork
 Information: There is suspected minor impact damage to the right side family room brickwork that can be repaired at the clients discretion .

A bricklayer contractor or handyman can complete this job.



Finding 3.04

Building: Main Building
 Location: Pool Area > Rear
 Finding: Concrete / paved paths fall towards the building.
 Information: The rear pool paving and pathway on this property has been installed with fall back towards the rear of this building .

This MAY allow unwanted moisture penetration into areas of this building under severe weather conditions, and there were no obvious yard drains identified in this area.



Finding 3.05

Building: Main Building
Location: Exterior walls - rear > Rear
Finding: Mortar - Deterioration
Information: The mortar to areas of the rear rumpus room sliding glass door brick sill was found to be in a deteriorating condition, and will require minor repair work.

This is suspected to be caused from salt water from the pool area.

Mortar, or 'bedding', is the material which fills joins and intersections between tiles and other building elements on the exterior roof covering, such as gable ends, hip capping and valleys. Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Mortar generally deteriorates as a result of frequent exposure to weather conditions over a prolonged period of time. Mortar that is deteriorating may allow water ingress into the roof void, putting associated building elements and roofing structures at risk of water damage. Deteriorated mortar also detracts from the functionality of roof tiles and other roofing elements, potentially decreasing weather tightness and roof drainage.

Mortar deterioration can be attended to by a handyperson where areas of deterioration are localised and easily accessible. Otherwise, consultation with a roofing contractor is advised where greater works are required.





Finding 3.06

Building: Main Building

Location: Alfresco/ Shed > Rear Left

Finding: Down pipe not connected

Information: The down pipes to the rear alfresco and detached garden shed in this property are not connected to the storm water line to the street. At present the down pipes are depositing water to the ground, this may over a period of time contribute to possible subsidence and structural foundation issues and may contribute to the development of mould and mildew, as well as being conducive to termite activity.

This is also conducive to termite activity.

The services of a licensed plumbing contractor could be engaged to carry out this task.





Finding 3.07

Building:	Main Building
Location:	Roof Exterior > All Areas
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the roof tiles may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.







Finding 3.08

Building:	Main Building
Location:	Bedroom - Master/ Ensuite > Front Left
Finding:	Tap bodies not sealed in wall cavity
Information:	The master bedroom ensuite/bathroom shower wall mixer tap was found to not be sealed in the wall cavity at the time of this inspection.

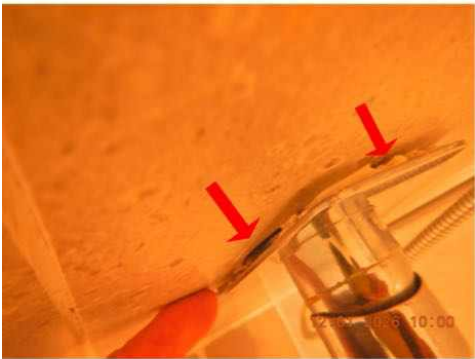
This will allow unwanted moisture penetration into the wall and floor cavity and may cause unwanted moisture damage to occurring to other areas of this building.

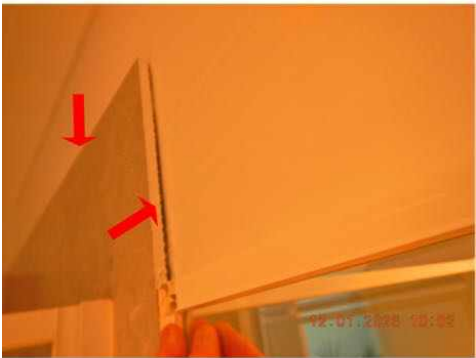
Installation of an appropriate sanitary grade sealant to all tap areas should be completed as soon as possible to reduce the risk of any further moisture damage occurring.

A plumbing contractor or handyman could complete the job.

It appears that this shower base has been re tiled over the original shower floor tiles and waste, and the New wall tiles were found to be unsealed along the top and side edges.

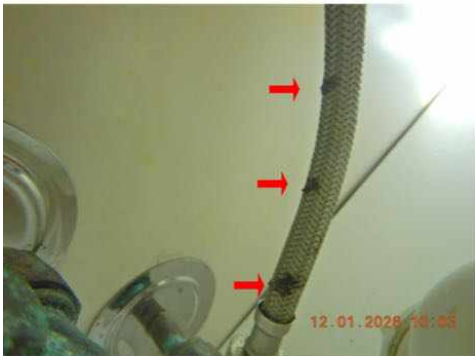
Sealing the top and side edge will reduce the risk of condensation getting behind the wall tiles.





Finding 3.09

Building: Main Building
Location: Bedroom - Master/ Ensuite > Centre Left
Finding: Braided water lines corroded.
Information: The braided water line under the master bedroom ensuite/bathroom vanity sink were found to be in a state of deterioration. Rust marks were observed, making the lines weak and in danger of rupturing. A plumbing contractor should be engaged to replace these lines before they possibly rupture and cause unwanted damage to the vanity unit and any other associated building elements.



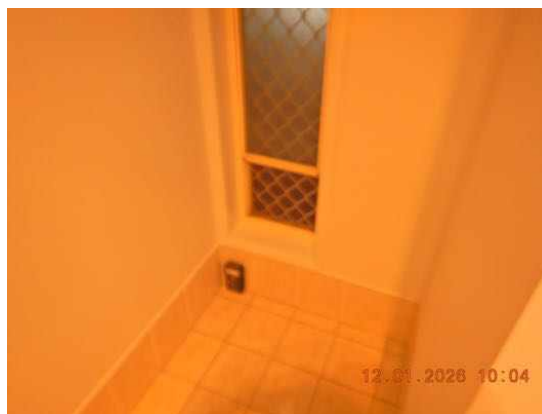
Finding 3.10

Building: Main Building

Location: Bedroom - Master/ Ensuite > Rear Left
Finding: Tiles - Drummy
Information: Drummy floor tiled areas were identified at the rear left master bedroom ensuite/bathroom floor area at time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary at the clients discretion to ensure that no further damage is sustained in the affected area.



Finding 3.11

Building: Main Building
Location: Rumpus Room > Front Right

Finding: Telecommunications box damaged
Information: The Telecommunications box/ fittings on the rumpus room right side wall was found to have exposed wiring, and missing the cover caps.

An electrical or telecommunications technician should inspect these fittings and repair or replace.





Finding 3.12

Building: Main Building
 Location: Bathroom > Rear Left
 Finding: Shower screen leak
 Information: The shower screen in this bathroom was found to have a leak at the base of the screen.

As this is not a new screen this is usually the result of insufficient or deteriorating sealant ,and will require re sealing.

The shower screen installer can complete the job .

There is an active leak in the vanity basin waste pipe that will require repair as soon as possible to reduce the risk of water damage to this vanity unit .

A plumbing contractor or handyman can complete this job.





Finding 3.13

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

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

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

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



Finding 3.14

Building: Main Building

Location: Bathroom > Front

Finding: Door Damage

Information: The bathroom door is damaged at the bottom and swelling to a point that the edges are delaminating . It is suspected the door bottom edge was not sealed on installation allowing moisture to penetrate the bottom rail of the door .

The door is fully operational, and this is a cosmetic defect only at this time.

A handy man can replace this door.



Finding 3.15

Building: Main Building
Location: Toilet (WC) > Rear
Finding: Toilet pan not secured correctly
Information: The main toilet pan was found to be loose and not secured to the floor correctly at the time of this inspection.

This may pose a potential safety hazard to anyone who may be using this unit if the unit moves or breaks when used.

There has been NO silicon sealant installed under the toilet pan, and there is minor movement in the pan.

Installation of an adequate silicone sealant will reduce the minor movement in the toilet pan.





Finding 3.16

Building: Main Building
Location: Bedroom 3 > Front Right
Finding: Robe door damaged
Information: The bedroom-3 robe sliding door in this room was found to have sustained impact damage to the back face and will require repair or replacement.





Finding 3.17

Building: Main Building
 Location: Garage > Centre Right
 Finding: Wood rot
 Information: The right side garage wall timber skirting evidence of minor wood rot.

This area backs onto the master bedroom ensuite/bathroom shower area, and is suspected to be old damage.

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. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

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 3.18

Building: Main Building
 Location: Garage > All Areas
 Finding: Crack in concrete slab - Category 1
 Information: Minor cracking coded as Category 1 was identified in the garage area slab. 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 3.19

Building: Main Building
 Location: Garage/ Laundry > Rear Left
 Finding: Tap bodies not sealed in wall cavity
 Information: The garage /laundry wall taps were found to not be sealed in the wall cavity at the time of this inspection.

This will allow unwanted moisture penetration into the wall and floor cavity and may cause unwanted moisture damage to occurring to other areas of this building.

Installation of an appropriate sanitary grade sealant to all tap areas should be completed as soon as possible to reduce the risk of any further moisture damage occurring.

A plumbing contractor or handyman could complete the job.





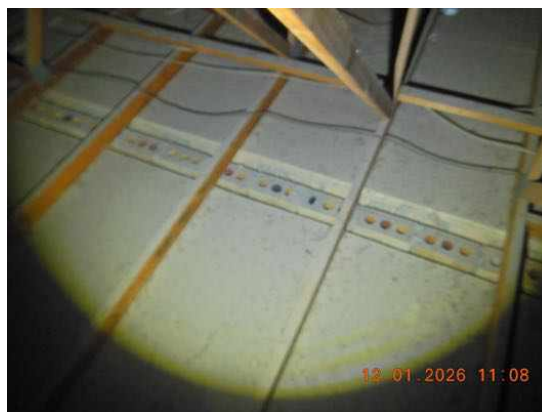
Finding 3.20

Building:	Main Building
Location:	Roof Void > All Areas
Finding:	Insulation - Missing
Information:	Upon inspection of the roof void it was noted that insulation is not present.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Where insulation is absent, the area does not meet current Australian Standards. Installation of adequate insulation is recommended and should be conducted at the client's discretion.

Ceiling Insulation was not required to be installed under the building code at the time of this buildings construction .



Finding 3.21

Building:	Main Building
Location:	Alfresco > All Areas
Finding:	Ceiling - Sagging
Information:	Sections of the alfresco ceiling were found to have minor sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, 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 of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.



Finding 3.22

Building: Main Building

Location: Yard > All Areas

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the timber fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.





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 > All Areas
Finding: Termite Management System - no evidence of a chemical installation
Information: There appears to be NO physical or chemical termite barrier installed around the perimeter of this building, with NO CURRENT durable notices installed in the electrical meter box at the front right side external wall or kitchen sink area.

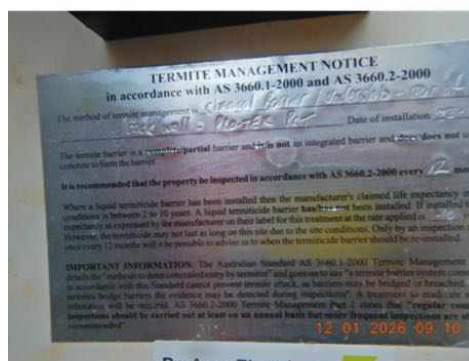
A chemical termite barrier is recommended as soon as possible.

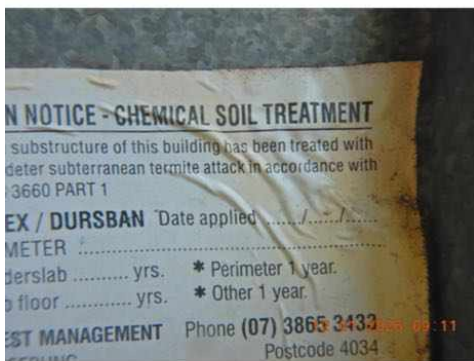
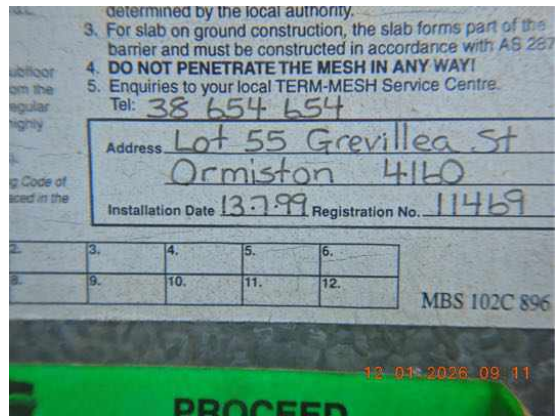
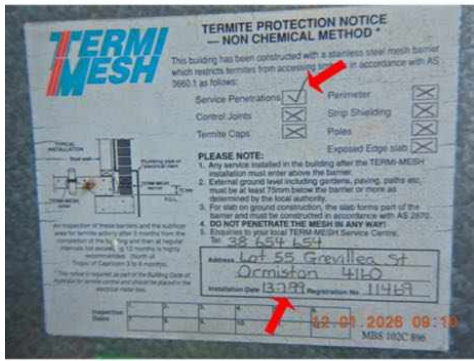
There was evidence found to indicate that this property has been inspected and treated for general pest, and visually inspected for timber pest (Termites) within the past 12 months as recommended.

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 6.02

Building:	Main Building
Location:	Exterior walls - front > Front Right
Finding:	Slab Edge - Exposure
Information:	Masonry wall weep holes at the front right side stoned garden area were found to be covered or level with the stoned materials.

An inspection zone of at least 75mm in relation to the exposed slab edge or weep hole line, between the bottom brick and the perimeter pavement, 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 weep hole line should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

If the slab edge or weep hole line is not properly exposed there is a high risk of termite attack. Sometimes, in order to determine the type of slab, a suitably qualified person such as an architect or builder may be required to consult the construction plans.

Where the slab edge or weep hole line cannot be properly inspected, it is highly recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



Finding 6.03

Building: Main Building
Location: Exterior walls - right side > All Areas
Finding: Air conditioner - Disconnected overflow
Information: The right side external wall Air Conditioner (A/C) overflows were found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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





Finding 6.04

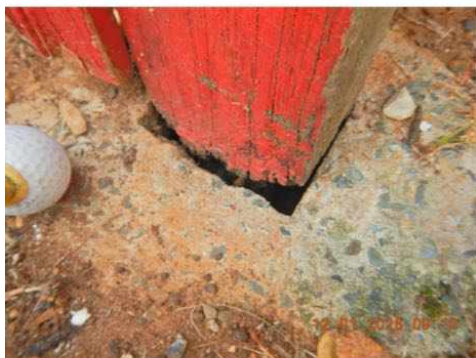
Building:	Main Building
Location:	Exterior walls - left/right side > Front Left,Front Right
Finding:	Building materials in direct ground contact - conducive to termites
Information:	Timber fencing material were found to be in direct contact with the natural ground surface and external masonry walls, and are a bridging point for concealed termite activity.

Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure or stored as an unused item they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

The removal of any such materials that may be conducive to termite activity should be removed as soon as possible to minimise the risk of termite attack.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Yard > All Areas
Finding:	Fungal decay - present (widespread)
Information:	Fungal decay was identified to most timber fence areas in this property at the time of this inspection.

Fungal decay is also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

The development of fungal decay is accelerated by temperatures in the range of 5degreeC to 40degreeC as well as the presence of oxygen. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

In this case, fungal decay appears to have become widespread and is likely to have affected any adjoining timber elements/structures. The widespread development of fungal decay is likely to have heavily impacted the structural integrity and tensile strength of the affected timber elements and the associated structure.

Timbers affected by widespread fungal decay should be replaced immediately. The cause of the moisture that has led to the development of such decay should also be identified and dealt with in an appropriate manner.



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 Bricklayer
- Licensed Electrician
- Licensed Plumber
- Refrigeration Mechanic
- Registered Roofing Contractor
- Registered/Licensed Builder
- 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.

D5 Conclusion - Assessment of overall condition of property

- When compare to other buildings of a similar age and construction type, that have an expected routine level of maintenance, this dwelling presents in fair condition

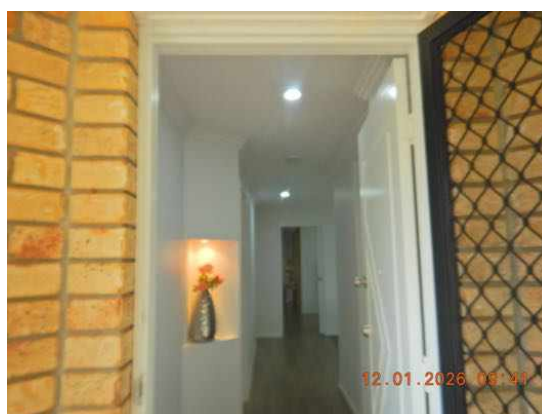
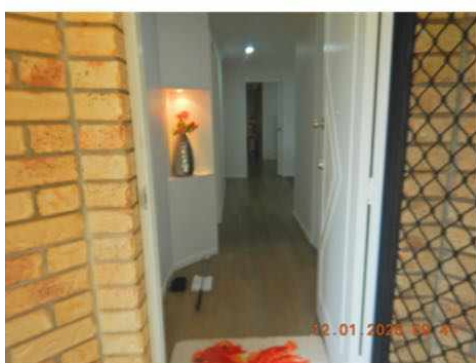
For further information, advice and clarification please contact Laurie Thompson on: 0423 365 507

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Entry > All Areas
 Finding: No obvious defects identified
 Information: There were no obvious defects found in the main front entry area on a visual inspection at this time.



Noted Item

Building: Main Building
 Location: Living Room > All Areas
 Finding: No obvious defects identified
 Information: There were no obvious defects found in the living room on a visual inspection at this time.



Noted Item

Building: Main Building
 Location: Dining Room > All Areas
 Finding: No obvious defects identified
 Information: There were no obvious defects found in the dining room on a visual inspection at this time.



Noted Item

Building: Main Building
 Location: Toilet (WC) > All Areas
 Finding: No obvious defects identified
 Information: There were no obvious defects found in the toilet room on a visual inspection at this

time.





Noted Item

Building: Main Building
Location: Family / Meals Room > All Areas
Finding: No obvious defects identified
Information: There were no obvious defects found in the family/meals areas on a visual inspection at this time.





Noted Item

Building: Main Building
 Location: Kitchen > All Areas
 Finding: No obvious defects identified
 Information: There were no obvious defects found in the kitchen area on a visual inspection at this time.







Noted Item

Building: Main Building
Location: Bedroom 4 > All Areas
Finding: No obvious defects identified
Information: There were no obvious defects found in bedroom-4 on a visual inspection at this time.





Noted Item

Building: Main Building
Location: Bedroom 2 > All Areas
Finding: No obvious defects identified
Information: There were no obvious defects found in bedroom-2 on a visual inspection at this time.





Noted Item

Building: Main Building
 Location: Roof Void > All Areas
 Finding: Roof void Inspected
 Information: The roof void was inspected for timber pest activity.

No Evidence of timber pest activity was identified at the time of this inspection.





Noted Item

Building: Main Building
Location: All Areas > All Areas
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 ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

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

Terms on which this report was prepared

This report 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.