



Timber Pest Inspection Report

Inspection Date: Fri, 13 Feb 2026

Property Address: 13 Zealandia Rd W, Croydon North VIC
3136, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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 on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Fri, 13 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 13 Zealandia Rd W, Croydon North VIC 3136, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Cliff Hall Ph: 0417855535
Email: Portmelbourne@jimbuildinginspections.com.au

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Company Name: Jim's Building Inspections Port Melbourne

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Company Contact Numbers: 0417855535

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:

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazards from Damage		✓
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

In summary, the building, compared to others of similar age and construction is in highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete Stumps, Masonry Foundations, Strip Footings, Stumps, Suspended Timber Frame, Timber Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Carport
Other Timber Bldg Elements	Architectural Trims, Architraves, Deck, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Floorboards, Stumps, Veranda Posts, Weatherboards, Window Frames, Staircase, Fascias, Patio
Roof	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Colourbond, Timber Framed and Clad, Weatherboards, Steel Frame Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Interior
- Gardens
- Landscaping Timbers
- Posts
- Stumps
- Subfloor
- 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.
- Roof Exterior.
- Subfloor - Part.
- Outside of the fencing.
- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected termite and timber pest activity. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Termite and timber pest activity may be concealed by the following obstructions which prevented full inspection:

- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by 100% due to excessive heat and related OHS procedures preventing entry to this area. A reinspection is strongly recommended when it is safe to enter this area.

The presence of obstructions increases the risk of undetected termite and timber pest activity. The client should remove obstructions where ever possible and reinspect these areas urgently. See also overall risk rating for undetected activity.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazards from Damage

No evidence was found

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Termite and Timber Pest 4.01

Building: Main Building
Location: All External Areas >
Finding: Untreated or non-durable timbers in a hazardous environment- garden
Information: To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.





Termite and Timber Pest 4.02

Building: Main Building
Location: All External Areas
Finding: Garden Beds - Conditions Conducive to Termites
Information: Garden beds were found to be evident in the garden area. These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress.



Termite and Timber Pest 4.03

Building: Main Building
 Location: All External Areas
 Finding: Trees/large/termite
 Information: It was observed that there were several large trees next to or nearby the building.

The trees have the potential to provide conducive conditions for termite infestation

It is recommended that periodic 12 monthly inspections by a registered pest control contractor be undertaken and further reinstatement of outdated termite barriers as soon as possible.



Termite and Timber Pest 4.04

Building:	Main Building
Location:	All Areas
Finding:	Untreated or non-durable timbers in a hazardous environment- building
Information:	To reduce the risk of timber pest attack it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or frequently exposed to damp conditions) is of sufficient durability and/or is adequately preservative treated.

Untreated timbers in direct contact with the ground are likely to develop severe wood rot and/or fungal decay if left unattended creating attraction for subterranean termites to infest the timbers from surrounding areas.

If untreated or non-durable timbers are found to be in a hazardous environment it is highly advised that replacement of these building elements be performed as soon as possible to aid the protection of the property against termite / timber pest attack.





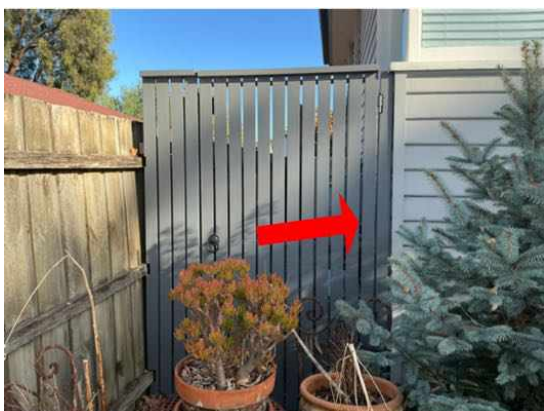
Termite and Timber Pest 4.05

Building: Main Building
Location: All External Areas
Finding: Bridging or breaching of termite barriers - adjacent internal flooring
Information: Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

It is important for internal flooring to be raised above adjacent external ground levels. Where external ground levels are above internal flooring water pooling and subsequent internal flooding is likely to occur which may attract termite activity to the internal area.

It is highly advised that a landscaper or paver be appointed to lower external grounds that are raised above adjacent internal flooring. Alternatively if external grounds and internal flooring is level installation of a raised door sill may be appropriate in preventing any water pooling in the area.





Termite and Timber Pest 4.06

Building:	Main Building
Location:	Front Elevation
Finding:	Air conditioner and hot water heater condenser pipe not connected
Information:	The A/C and water heater condenser overflow where found to be disconnected from the stormwater system and is creating excessive moisture to the surrounding area.

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

A Licensed plumber should be engaged to review as soon as possible



Termite and Timber Pest 4.07

Building: Main Building
Location: Carport
Finding: Downpipe disconnected TP
Information: It was noted that the downpipe to the carport was disconnected.

Downpipes disconnected can cause flooding and over saturation of the surrounding foundation soils,

Moisture ingress to the building and footing movement may occur should the moisture content of the soil be not be kept constant.

Excessive moisture levels in the soil can be conducive to termite infestation

A licensed plumber should review at the owner discretion.



Termite and Timber Pest 4.08

Building: Main Building
Location: Subfloor
Finding: Ant caps -part installed
Information: Ant caps have been part installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures. It was noted at the time of the inspection that the stumps were concrete and timber some with and someone without ant caps

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.





Termite and Timber Pest 4.09

Building:	Main Building
Location:	Subfloor
Finding:	Stored timbers - subfloor space or external area
Information:	The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.



Termite and Timber Pest 4.10

Building: Main Building

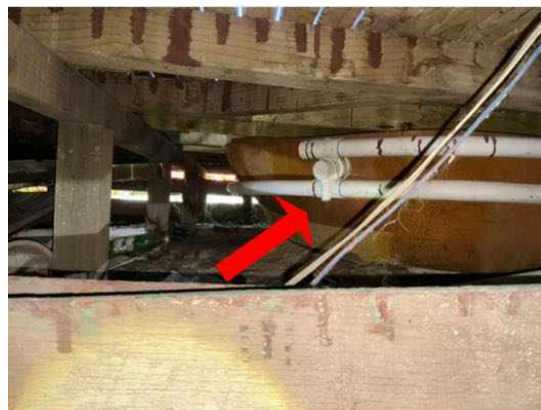
Location: Subfloor

Finding: Subfloor - Debris

Information: An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or wood borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.



Termite and Timber Pest 4.11

Building:	Main Building
Location:	Subfloor
Finding:	Evidence of termite damage - minor
Information:	Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive and is minor in nature.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



Evidence of fungal decay activity and/or damage

Termite and Timber Pest 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Fungal decay - present (widespread)
Information:	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

Termite and Timber Pest 8.01

Building:	Main Building
Location:	Subfloor
Finding:	Evidence of wood borer activity identified
Information:	Wood borers small beetles that colonise in exposed timber elements are a common timber pest that are regularly mistaken for termites. The borers are often delivered to site within timber used for construction. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate

replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust, surrounding the affected timbers.

The other commonly known borer the Anobium borer is more likely to attack floorboards and may cause severe structural damage to flooring areas.

As no live wood borer activity was identified treatment is not required at this time. Replacement of affected timbers may be considered by the client for superficial reasons.



Evidence of a previous termite management program

Termite and Timber Pest 9.01

Building:	Main Building
Location:	Meter Box
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground

Section D Significant Items

D4 Further Inspections

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

- 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

- Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques and a moisture meter. Termite activity (past or active) is likely on the property, and this damage may be concealed.

The provision of a termite management system to prevent termite attack is highly recommended for all properties. The client may consider gaining further advice from a licensed Timber Pest Technician as to the costs and procedures involved with this application.

Evidence of a previous Termite Management plan was noted. The client is advised to contact the company who prepared the previous plan, treatment and enquire if it is still up to date.

This property is highly susceptible to timber pest activity. No live timber pest activity was observed during the inspection although previous minor timber pest damage was observed in the subfloor area. This appeared to be limited to a timber offcut in contact with the ground.

There were areas observed that are conducive to termite activity. These should be addressed as soon as possible.

There was evidence of a previous termite management plan on this property. It is highly recommended that a pest control company be contacted and a pest management plan be implemented for this property

Access to the roof was not possible due to the position of the manhole. A very limited inspection was undertaken from the manhole without access to the roof void area. It is recommended that a further invasive inspection be undertaken once access can be provided.

For further information, advice and clarification please contact Cliff Hall on: 0417855535

Section E Attachments and Further Comments

- Terms and Conditions

Section D Significant Items

The following items were noted as - For Your Information

Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.







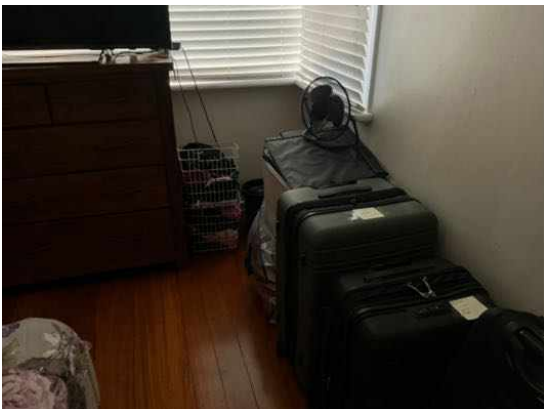


Noted Item

Building: Main Building
Location: 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.
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
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.
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.
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: <ul style="list-style-type: none"> (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and (b) areas at the eaves of accessible roof spaces, that are within the

consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
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.
Termite Detection Consultant	A person who meets the competency criteria for carrying out termite inspections set out in Australian Standard AS 3660.2.
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.

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk of 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.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a building or structural report. Other than in relation to termites and timber pests, this report does not address any health and safety risks relating to the Property, including its structure.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements,

restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.