



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 9 Apr 2026

Property Address: 95 Bellevue Ave, Rosanna VIC 3084,  
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: Thu, 9 Apr 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 95 Bellevue Ave, Rosanna VIC 3084, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Cliff Hall Ph: 0417855535  
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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: 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

### 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	Residential, Detached
Company or Strata title	No
Floor	Suspended Timber Frame, Strip Footings, Masonry Foundations, Concrete Stumps
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Pergola, Porch, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Stair Railing, Staircase, Floating Floor, Veranda Posts, Window Frames
Roof	Tiled, Timber Framed, Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed)
Weather	Fine

## Section C Accessibility

### Areas Inspected

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

- Roof Exterior - First Floor Only
- Roof Void - Part
- Trees
- Wall Exterior
- The Site
- Posts
- Pool Surrounds
- Landscaping Timbers
- Interior of Pool Fencing
- Gardens
- Fencing
- Exterior
- Interior

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.
- Exterior Roof Surface - Second Storey.
- Inaccessible areas of pool fence.

- Inside of the fencing.
- Outside of the fencing.
- Roof Exterior - Part
- Site - Part.
- Wall exterior due to obstructions.
- Subfloor.

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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Duct work
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Fixed ceilings
- Vegetation
- Vegetation obscured up to 50% of the area for inspection.
- Wall linings
- Wallpaper or Wall Coverings

- Subfloor was not able to be inspected - there was no access to this area.
- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- Stored items
- Rugs
- Porch
- Patio
- Roof framing - not trafficable
- No safe point from which to access roof exterior
- Overhanging vegetation
- Insulation
- Landscaping

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

### Undetected defect risk (Building)

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

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

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

### Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

#### Finding 1.01

Building: Main Building  
Location: Subfloor  
Finding: Gas leak/dangerous/subfloor inspection terminated  
Information: It was noted at the time of the inspection that the gas pipe to the left-hand side of the subfloor door was not crimped, was loose and came apart. This caused a serious gas leak which filled the subfloor with gas.

The client was present at the time and immediately called an emergency gas fitting plumber to make good.

The inspection of the subfloor had to be terminated due to safety reasons and it is recommended that the inspection of the sub for be completed once the area is made safe.

Some observations of the subfloor were listed within the body of report prior to the gas leak becoming known.



## Finding 1.02

Building:	Main Building
Location:	Verandah
Finding:	No handrail fall hazard
Information:	It was noted at the time of the inspection that the height of the veranda was over 1 m. No handrail was in place to prevent a fall hazard.

It is noted that the current building regulations require a handrail for veranda and decking over the height of 1 m.

This fall hazard should be reviewed by a qualified carpenter immediately



## Major Defect

### Finding 2.01

Building:	Main Building
Location:	Garage
Finding:	No brick ties to masonry Gable end
Information:	It was noted at the time of the inspection that the brick Gable ends to the garage were constructed of single skin brickwork and were not tied with brick ties to the timber structure. It appears that the building has been constructed in this manner, however the brickwork could become unstable and create a safety hazard.

Building regulations have always stated Brickwork should be tied to the timber structure at 400 mm or 600 mm centres depending on timber supports spacing..

A registered builder or bricklayer should be engaged to review immediately



## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Alfresco
Finding:	Additional structure built without a permit (Suspected)
Information:	The pergola structure on the right side of the house is suspected to have been constructed without a building permit. A building permit would be required for the structure.

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.
- Any structures attached to the house.

- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, whether it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the local council investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a Defect report (Owner Builder/Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.

The owners are advised to make necessary inquiries to confirm compliance





### Finding 3.02

Building: Main Building

Location: Yard - Front

Finding: Retaining wall - Defective

Information: The retaining wall in the front yard was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.





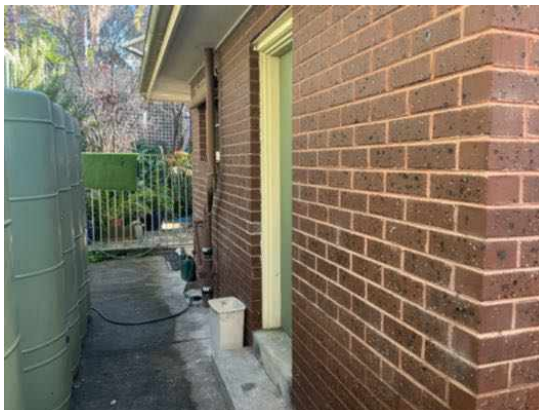
### Finding 3.03

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate
Information:	The site drainage around the entire building area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





### Finding 3.04

Building: Main Building  
 Location: Exterior walls - left side  
 Finding: Incomplete or substandard works  
 Information: The brickwork to the left-hand side elevation to the building appears to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that a qualified bricklayer be appointed to complete these

works and ensure the safety of the area and the longevity of all associated building elements.



### Finding 3.05

Building:	Main Building
Location:	Subfloor
Finding:	Incomplete or substandard works/subfloor door and frame
Information:	The works to the subfloor door appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



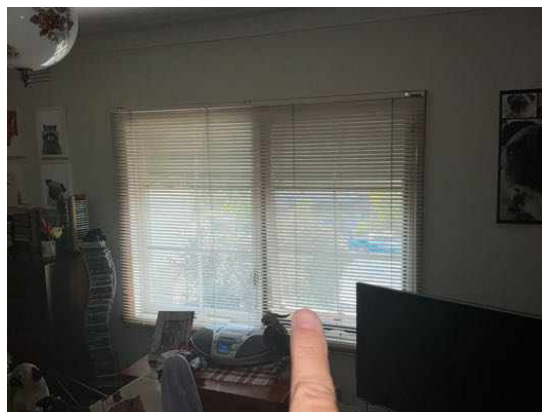
### Finding 3.06

Building:	Main Building
Location:	All Internal Areas
Finding:	Windows awning /unopenable- stiff to operate
Information:	Sashes are the moveable panes of window . Each sash is provided with winder and hinges and/or compression weather-stripping, which act to hold the window in place in one position.At present the windows cannot be opened or are stiff.

Fresh air and ventilation cannot be provided to the room

The sashes require adjustment to allow the window to function as intended. Such works may be completed by a qualified carpenter or registered builder.At the owners discretion.





### Finding 3.07

Building:	Main Building
Location:	GF Bathroom
Finding:	Waterproofing not installed correctly
Information:	It was noted at the time of the inspection that the waterproofing to the cavity sliding door has been installed incorrectly and does not comply to Australian standard.

Water bars should return underneath the cavity door and seal the pocket from the ingress of moisture. The architraves and door frames should not be fitted below the tiling. A gap should be left and caulked to prevent wicking of moisture into the timber work.

The tiles in this area are not caulked with a suitable sealant

It is assumed that the bathroom is a recent renovation and is subject to current Australian standards AS 3740

A qualified waterproof proof and tiler should be engaged to review as soon as possible



**Finding 3.08**

Building: Main Building  
Location: Lounge Room

Finding: Chimney and fireplace  
 Information: It was observed that a fire place and chimney were part of the building.

Defective and soot clogged unmaintained chimney flues are a major fire hazard.

It is important to have the chimney and fire box fully checked by a fire place specialist prior to operation.



### Finding 3.09

Building: Main Building  
 Location: Stairs - Internal  
 Finding: Stairs noisy  
 Information: It was observed that the internal stairs made a creaking noise when walked upon

The creaking is due a loosening over time of the tread and riser fixings inside the stair case construction.

A qualified carpenter should be engaged d to review at the owners discretion.

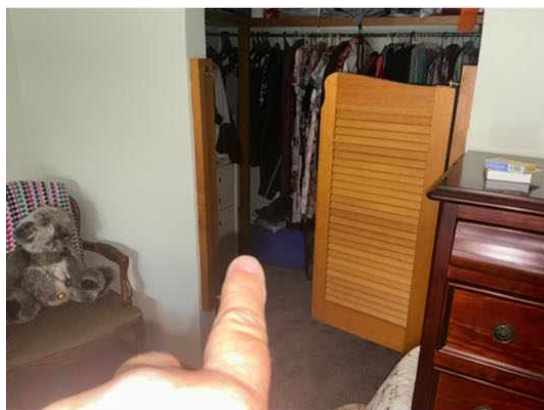


### Finding 3.10

Building: Main Building

Location: Walk In Robe  
 Finding: Saloon door walking robe  
 Information: It was noted at the time of the inspection that a saloon door to the double doors in the walk-in robe was missing. Although this is an aesthetic defect it detracts from the overall appeal of the building

A qualified carpenter should be engaged to review at the owners discretion

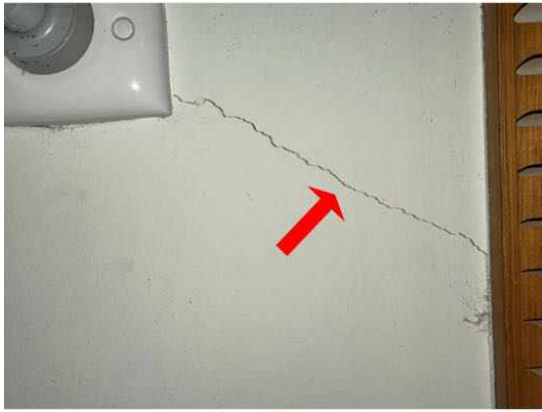


### Finding 3.11

Building: Main Building  
 Location: Bedroom - Master  
 Finding: Cracking - Damage Category 1 - Fine (up to 1mm)  
 Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.12

Building: Main Building  
 Location: Ensuite - Master  
 Finding: Fly wire screen damaged  
 Information: It was observed at the fly wire screen to the ensuite window was damaged at the time of the inspection showing deterioration and tear damage

Fly wires are required to prevent the invasion of mosquitoes and other airborne insect pests

A general handyman should be engaged to review at the owners discretion



### Finding 3.13

Building: Main Building  
 Location: Bedroom 2  
 Finding: Door handle loose  
 Information: The door handle was found to be loose.

Unattended to the handle could fall off and make the door inoperative.

A carpenter/handy man should be appointed immediately to review and adjust at the owners discretion.



### Finding 3.14

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet roll holder - Loose
Information:	The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-attach the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.



### Finding 3.15

Building:	Main Building
Location:	Bedroom 4
Finding:	Door - Binding/jamming
Information:	Binding and/or jamming of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several

causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage to subfloor structures.

Where door binding/jamming appears to indicate major structural issues, a registered builder specialising in re-stumping should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



### Finding 3.16

Building:	Main Building
Location:	Roof Void
Finding:	Heating / Cooling Ducts - damaged
Information:	The heating/cooling ducts were found to be damaged and not at a fully operational level. Generally, damage to ducts occurs as a result of aging and material deterioration, but impact damage or pest damage may also be the underlying cause.

The damage sustained by the ducts detracts from the energy efficiency of the property. The airflow within the property is likely to be restricted, particularly in areas where ducting shows signs of major damage.

A heating/cooling specialist should be appointed to provide further advice on remedial work options and to perform any works deemed necessary.



**Finding 3.17**

Building: Main Building  
 Location: Roof Void  
 Finding: Flexible skylight shaft damaged  
 Information: It was noted at the time of the inspection that the flexible skylight shaft in the roof space has been damaged. It appears that this has been damaged by unwanted pests. Unattended to the reflective coating to the shaft will not operate efficiently and allow dust into the skylight shaft. further deterioration could occur to the flexible shaft.

A skylight specialist should be engaged to review at the owners discretion



### Finding 3.18

Building:	Main Building
Location:	Roof Void
Finding:	Evidence of Vermin
Information:	Evidence of pests or rodents were present in the roof space at time of inspection including animal pings and odor. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents can not enter the roof space as easily.



### Finding 3.19

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Hip tiles broken
Information:	Hip tiles, in a manner similar to ridge tiles, cap the apex of roof hips or intersections, and are vital in promoting adequate roof drainage. Due to their location, they are susceptible to accelerated weathering, and may breakdown over time.

If left unmanaged, broken hip tiles is likely to allow water ingress into internal areas, which creates potential for secondary damage to roof spaces and ceiling linings.

The maintenance of roofing tiles is particularly important in creating a weather resistant roofing structure. Replacement of broken hip tiles is required by a roofing contractor as soon as possible to assist in the prevention of any further damage that may ensue.



Finding 3.20

Building:	Main Building
Location:	Eaves
Finding:	Water leak - Active- gutter.
Information:	Generally, water leaks occur when a particular area of the property is not weather or water tight. As the surrounding area was found to be damp at the time of inspection, the leak is considered ongoing and hence requires urgent action.

Regardless of the location, even minor leaks that are left unmanaged can lead to serious damage of associated building elements and result in the need for replacement of building materials. Mould and other hazards such as electrical hazards may also arise if the leak is left to develop.

It is highly advised that the cause of the leak be identified and resolved immediately by a licensed plumber to prevent any further damage. Depending on the extent of the damage previously sustained, repair and/or replacement of any affected building materials may be required.



### Finding 3.21

Building:	Main Building
Location:	Garage
Finding:	Roof tile - Broken
Information:	Upon inspection of the exterior roof covering, a broken roofing tile was identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.

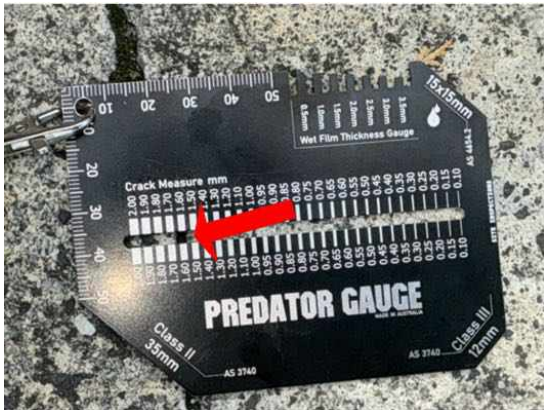


**Finding 3.22**

Building: Main Building  
 Location: Driveway  
 Finding: Crack in concrete slab - Category 2  
 Information: A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

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





### Finding 3.23

Building:	Main Building
Location:	Exterior walls - left side
Finding:	PVC gas pipe not UV protected
Information:	It was observed at the time of the inspection that the PVC gas pipe to the RHS of the subfloor door was not adequately protected from UV radiation.

UV radiation can prematurely deteriorate plastic plumbing fittings and should be protected with a suitable material.

A licensed gas permit should be engaged to review as soon as possible



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

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

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

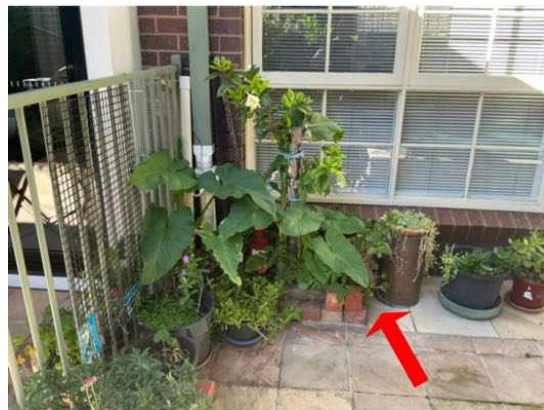


## Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Bridging - Vegetation
Information:	Where vegetation obstructs inspection of building elements, also known as bridging as it provides a bridging point for the access of termites, full inspection can not be achieved. Consequently moisture or dampness may be present and the areas becomes conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The removal and replanting of species that do not provide "cover" or cutting back of existing vegetation will assist greatly in preventing Bridging from occurring.

The removal of any such materials that may be conducive to termite activity should be carried out as soon as possible and arrange re inspection to minimize the risk of termite attack.



### Finding 6.03

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.

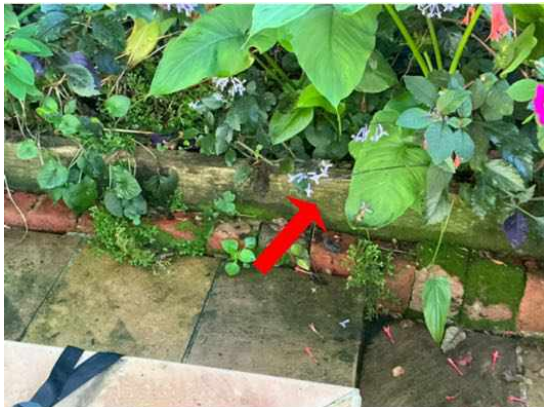


### Finding 6.04

Building:	Main Building
Location:	All External Areas
Finding:	Untreated or non-durable timbers in a hazardous environment
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.



Finding 6.05

Building: Main Building  
 Location: All External Areas  
 Finding: Trees on the property TP  
 Information: During the inspection, it was observed that significant trees are located within the property perimeter which poses a potential risk for termites infestation. The proximity of the trees to the structure increases the likelihood of subterranean termites using the root system as pathways to access the building compromising its integrity.

Given the propensity for such trees to harbour and facilitate the spread of termites, it is strongly recommended that a comprehensive termite protection plan be implemented to mitigate this risk.

As an initial remedial action consultation with a qualified arborist and pest control specialist is advised to assess the health and species of the trees in question, as well as explore options for creating a barrier or modifying the landscape to deter termite access.

Regular monitoring and maintenance should be prioritised to ensure the ongoing protection of the property from potential termite activity.



### Finding 6.06

Building: Main Building

Location: All External Areas  
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



**Finding 6.07**

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.





### Finding 6.08

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.



### Finding 6.09

Building:	Main Building
Location:	Subfloor
Finding:	Ant caps - Not installed
Information:	Ant caps have not been 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.

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.



### Finding 6.10

Building:	Main Building
Location:	All External Areas
Finding:	Stormwater irrigation diversion
Information:	It was observed at the time of the inspection that the overflow to the rainwater tank was not connected to the stormwater and was being used for irrigation purposes. There was also rainwater diversion from downpipes which was also being used for

garden irrigation. These should be connected to the stormwater as it is providing excess moisture to the surrounding area which is conducive to termite activity.

Unattended to the foundation material to the building could become saturated and unstable. This could lead to movement and cracking of rigid building elements.

A licensed plumber should be engaged to review as soon as possible.



### Finding 6.11

Building:	Main Building
Location:	All External Areas
Finding:	Stored timbers - external area
Information:	The storing of timbers 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.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building:	Main Building
Location:	All External Areas
Finding:	Fungal decay - present (localised)
Information:	Fungal decay 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 although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.





**Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Licensed Plumber
- Licensed Electrician
- Licensed Plumber specialising in Gas
- Termite and Timber Pest Technician / Licensed Pest Controller
- Registered Roofing Contractor

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

- Building:

Compared to other buildings of a similar age, this brick veneer clad dwelling at the time of inspection was found to be in a good condition. Significant items have been identified. These have been noted in the body of the report and will require addressing. General wear is also evident throughout the property.

There were three Safety Hazards observed on the property.

1. Dangerous gas leak to sub floor( hazardous environment)
2. Fall hazard to front Verandah

There was one Major Defect observed on the property.

1. No brick ties to the garage masonry gable ends

Maintenance work items and minor defects needing attention may be performed at the clients discretion. Works should not be neglected as further deterioration may occur. General maintenance to the property such as gutters being cleaned, wet area's kept sealed and exterior timbers kept painted would help with any further deterioration to these elements.

A residual current device was in place (safety switch) for electrical power.

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Timber Pest:

The accessible areas of the building were inspected for timber pest activity using sounding techniques, 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 NOT noted.

No observable evidence of termite activity was found in the accessible areas at this time.

No evidence of borer damage was found in the accessible areas at the time of inspection.

Some areas, as noted in the report, were found to be conducive to termite activity. These items should be addressed as best as possible to prevent any potential Termite activity.

Fungal decay was evident at the time of inspection.

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Defects and/or timber pest may be present and not detected.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

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#### NOTED ITEMS

1. Once I have left the property, my report is outdated.
2. Any minor defect could become a Major Defect if left unattended. A maintenance plan should be put in place once the clients take possession of the property.  
These are just some examples
  - Blocked Gutters
  - Cracked/Weathered Roof Tiles
  - Signs of previous leaks
3. Due to lack of clearance, pipes, ducts, debris and a serious gas leak and safety hazard a full inspection of the subfloor could not be done, the condition of some areas are unknown.
4. Due to lack of clearance, insulation, ducts, heating unit, roof frame and pipes, a full inspection of the roof void could not be done so the condition of some areas is unknown.
5. All electrical and plumbing to the property, should be inspected by a licensed electrician and plumber. This will include all appliances and plumbing and electrical components of the property to make sure they are working in a safe and compliant manner.
6. It's highly advised that all trades and consultants listed in the report should be contacted as soon as possible for a further more invasive inspection and quotes on rectification works prior to contracts becoming binding.
7. Only a very limited inspection of the subfloor was possible due to a dangerous gas leak which caused a hazardous and an unsafe environment. It is recommended that the subfloor be inspected thoroughly once made safe.
8. It appears that recent renovations have occurred at the property to the walk-in pantry, kitchen, and ground floor bathroom. The value of these renovations may exceed the standard \$16,000 at which point a licensed builder, possible building permit and builders warranty should be provided. Should these work have been constructed by an owner builder a 137b inspection should be provided by

authorised practicing person with certification supplied prior to settlement.

9. Pool equipment and fencing is not part of the scope of works for a standard building condition and timber pest report. Pool equipment and safety fencing should be inspected by a authorised practising person with certification provided prior to settlement.

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

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

## **Section E Attachments and Further Comments**

- Terms and Conditions
- Swimming Pool Safety Guidelines
- Jims Building Inspections - Home Maintenance Guide

## 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: Yard - Side  
 Finding: Pool fencing - Inspection required  
 Information: It is suspected that areas of the pool fencing may not comply with Australian Standards. 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.





## 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.