



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 27 Mar 2026

Property Address: 49 Klicitat Ln, Lima VIC 3673, 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: Fri, 27 Mar 2026

Modified Date: Sat, 28 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 49 Klicitat Ln, Lima VIC 3673, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Kevin Granger Ph: 0417 758 062  
Email: Shepparton@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Shepparton)

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Company Address and Postcode: Shepparton 3630

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Company Email: Shepparton@jimsbuildinginspections.com.au

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Company Contact Numbers: 0417 758 062

## 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: None noted

## Section A Results of Inspection - summary

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

|  | Found | Not Found |
|--|-------|-----------|
| <b>Safety Hazard</b>                                     |       | ✓         |
| <b>Major Defect</b>                                      |       | ✓         |
| <b>Minor Defect</b>                                      | ✓     |           |
| <b>Live Timber Pest Activity</b>                         |       | ✓         |
| <b>Timber Pest Damage</b>                                |       | ✓         |
| <b>Conditions Conducive to Timber Pest Activity</b>      | ✓     |           |
| <b>Evidence of fungal decay activity and/or damage</b>   | ✓     |           |
| <b>Evidence of wood borer activity and/or damage</b>     |       | ✓         |
| <b>Evidence of a previous termite management program</b> |       | ✓         |

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

## Section B General

### General description of the property

|                            |   |
|----------------------------|---|
| Building Type              | Detached, Residential, Rural  |
| Company or Strata title    | No  |
| Floor                      | Chipboard, Timber Stumps, Suspended Timber Frame  |
| Furnished                  | Furnished   |
| No. of bedrooms            | 3   |
| Occupied                   | Occupied  |
| Orientation                | North   |
| Other Building Elements    | Carport, Garage, Shed   |
| Other Timber Bldg Elements | Architraves, Deck, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Veranda Posts |
| Roof                       | Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)   |
| Storeys                    | Single  |
| Walls                      | Timber Framed and Clad, Hardi-plank   |
| 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
- Gardens
- Interior
- Outbuildings
- Roof Exterior
- Roof Void - Part
- Stumps
- Subfloor - Part
- 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.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Outside of the fencing.
- Subfloor - Part.

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

## Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Decking
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Lack of clearance - subfloor
- Pets
- Stored items

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

## Undetected defect risk (Building)

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

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

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

## Undetected defect risk (Timber Pest)

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

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

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

## Section D Significant Items

### Safety Hazard

No evidence was found

### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Building 1  
 Location: Shed  
 Finding: Cladding- deteriorated  
 Information: The external cladding shows signs of damage in several areas. Although not serious at this point, monitoring should be undertaken at intervals to ensure no further damage occurs.

A cladding specialist or handyman could be contacted as needed to patch any damage to prevent further deterioration.



#### Finding 3.02

Building: Building 1  
 Location: Yard - Back  
 Finding: Cracking - External Concrete Paving Damage Category 3 - Wide Cracks (2mm - 4mm)  
 Information: Wide cracks were identified in external concrete paving. Wide cracks are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged.

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. Wide cracks may also have a more significant structural cause, such as subsidence of soils.

Where the crack is located adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.



## 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:    | Building 1  |
| Location:    | Subfloor  |
| Finding:     | Air conditioner - Disconnected overflow   |
| Information: | The Air Conditioner (A/C) overflow was 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 6.02

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | Yard - Side, back   |
| 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 6.03

|              |   |
|--------------|---|
| Building:    | Building 1  |
| Location:    | All External Areas  |
| 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.



## Evidence of fungal decay activity and/or damage

### Finding 7.01

Building: Building 1

Location: Verandah  
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

- As identified in summary and defect statements
- 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](http://www.jims.net).

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

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Compared to other buildings of a similar age, this Hardiplank clad, Timber framed building was found to be in Good condition at the time of the inspection.

This building is probably a 'kit' build or similar. It is of Light weight construction. This is not a defect, but should be noted in regard to longevity of building elements.

Renovation and ongoing maintenance will be required because of the age and type of building. Costings for these should be considered as part of any buying decision.

There is no evidence of previous Termite Management services. The property has factors that are Conducive to Termite attack. A Licensed Pest controller should be contacted soon to advise on a Termite Management Plan and avoid potentially costly repairs.

The relevant professional services should be engaged immediately to clarify further works as noted in the body of the report. Maintenance work items needing attention may be performed at the Client's discretion. Works should not be neglected as further deterioration may occur.

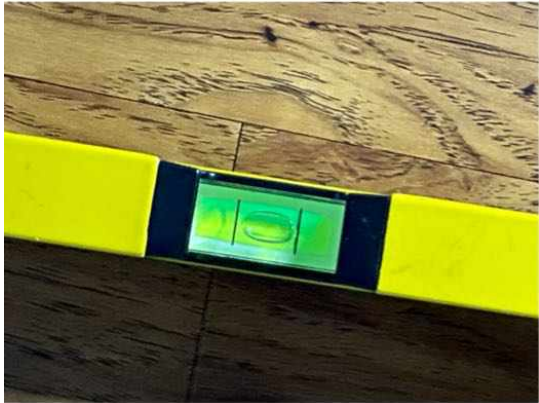
For further information, advice and clarification please contact Kevin Granger on: 0417 758 062

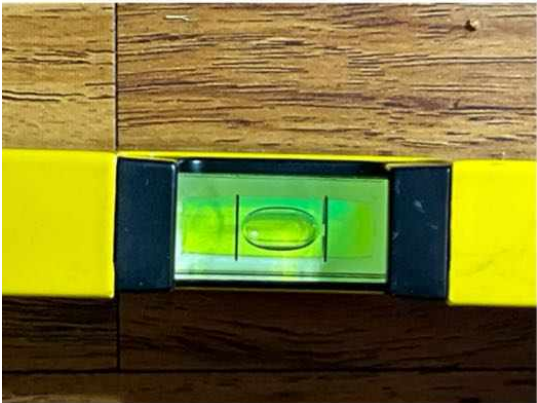
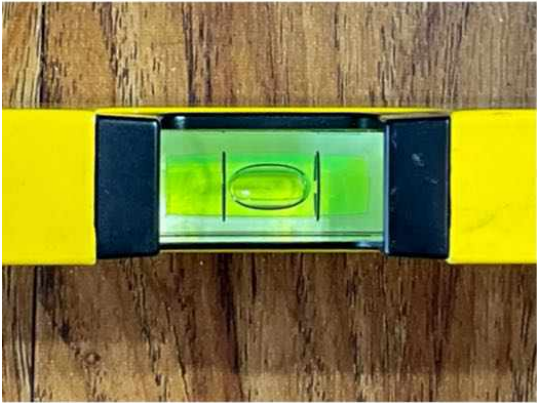
### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Building 1  
Location: All Internal Areas  
Finding: Flooring- generally level  
Information: The internal flooring in this area is generally level and even. Where slightly uneven flooring is present it is likely to indicate minor defects such as expected movement of the foundations of the property.  
  
No immediate action is needed.





**Noted Item**

Building: Building 1  
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.





## 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.