



# Building and Timber Pest Inspection Report VR

Inspection Date: Fri, 13 Feb 2026

Property Address: 16 Kurrajong St, Durack QLD 4077,  
Australia

Jim's Building Inspections is pleased to advise that a Building & Pest Inspection Report for the above property is now available. Vendor reports are provided by the vendor for reference only until such time as the potential purchaser purchases their own copy of this report. A purchased copy of the report will entitle you to engage the inspector with any questions you may have in regards to the report and insurances. The price of this report is available online. Should you wish to purchase this report please go online to [www.jimsbuildinginspections.com.au](http://www.jimsbuildinginspections.com.au) click on BUY REPORT and type in the address of the property.



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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, 13 Feb 2026

Modified Date: Mon, 16 Feb 2026

## The Parties

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Name of the Client: Adam Sargent

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Name of the Principal(if Applicable):

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Job Address: 16 Kurrajong St, Durack QLD 4077, Australia

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Client's Email Address: Adamsargent@oneagency.com.au

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Client's Phone Number: 0488121272

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Consultant:

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Company Name:

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Company Address and Postcode: Morningside Morningside 4170

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Company Email:

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Company Contact Numbers:

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

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

## Section B General

### General description of the property

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Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North West
Other Building Elements	Driveway, Garage, Shed, Porch, Pergola
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Eaves, Fascias, Internal Joinery, Porch / Patio, Skirting Boards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Raining

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## Section C Accessibility

### Areas Inspected

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

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

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.
- Roof Exterior - Part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- Outside of the fencing.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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 linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Inclement weather conditions prevented inspection of roof exterior
- No safe point from which to access roof exterior
- Patio
- Porch
- Pets
- Proximity of perimeter fence to building
- Stored items
- Solar Panels
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

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

## Undetected defect risk (Building)

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

The risk of undetected defects is: **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: Main Building  
Location: Driveway  
Finding: Crack in concrete slab - Category 1  
Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

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

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





### Finding 3.02

Building: Main Building  
 Location: Garage  
 Finding: Damage to Plasterboard Wall – Garage  
 Information: Damage to Plasterboard Wall – Garage

Location: Internal garage wall (adjacent to vehicle parking area)

#### Defect Description:

Impact damage was observed to the plasterboard wall lining, including puncturing/tearing of the plaster surface and deformation to the wall finish. The damage appears consistent with physical impact (likely vehicle door or stored items). The wall lining is no longer in sound condition and cosmetic integrity has been compromised.

#### Risk / Implications:

Damaged plasterboard can deteriorate further over time, may expose internal wall cavities, and presents an unsightly finish. If left unattended, this may allow moisture ingress or pest access and reduce overall presentation and durability of the garage area.

#### Recommended Action:

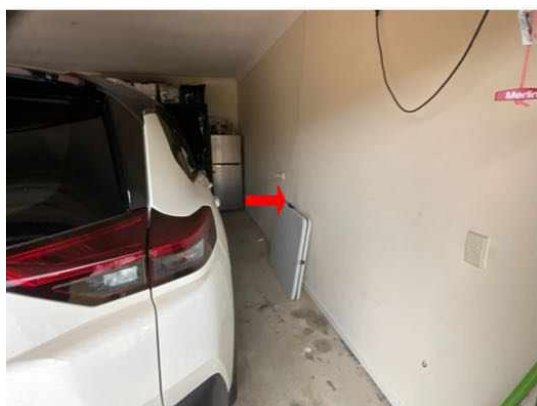
Engage a licensed plasterer or qualified handyman to patch or replace the damaged plasterboard section, reinstate internal wall lining, and repaint to match surrounding finishes.

Recommended Timeframe:

Rectify within 30 days or sooner if the property is to be tenanted or prepared for sale.

Professional Disclaimer:

This assessment is based on a visual inspection only, without invasive testing. No moisture readings or destructive investigations were undertaken at the time of inspection. The cause of damage has not been confirmed. Further concealed defects may exist. Any repairs should be carried out by appropriately licensed trades in accordance with relevant Australian Standards and manufacturer specifications.



### Finding 3.03

Building: Main Building  
 Location: Front Elevation  
 Finding: Gable Roof – Fascia & Timber Trims Weathering  
 Information: Gable Roof – Fascia & Timber Trims Weathering

Location: Front Gable – Roof Structure

Defect Description:

Timber fascia and decorative gable trim components show signs of weathering and coating deterioration. Minor surface degradation and ageing of timber elements were observed.

Risk / Implications:

Ongoing exposure without adequate protective coating may result in timber

deterioration, moisture ingress and reduced lifespan of external trim elements.

Recommended Action:

A licensed painter or carpenter should assess, prepare and repaint all affected timber elements. Replace any sections showing advanced deterioration.

Timeframe:

Maintenance recommended within 6–12 months.

Professional Disclaimer:

Inspection was conducted from ground level only. Close-range or elevated inspection was not undertaken. Hidden decay may not be visible without invasive testing.



### Finding 3.04

Building: Main Building  
 Location: Exterior walls - right side  
 Finding: Corrosion to Hot Water Service Tank – Rear External Wall  
 Information: Corrosion to Hot Water Service Tank – Rear External Wall

Location: External rear wall – hot water service unit

**Defect Description:**

Significant corrosion and rust deterioration were observed to the lower section (base ring) of the hot water service storage tank. Rust staining and active corrosion are evident around the bottom perimeter of the unit, indicating advanced metal degradation. This condition is consistent with prolonged moisture exposure and age-related failure of the tank lining/coating.

**Risk / Implications:**

Corrosion at the base of a hot water service is a common precursor to sudden tank failure and leakage. If left unaddressed, this may result in water damage to surrounding structures, loss of hot water supply, and potential flooding of the area. The structural integrity of the tank is considered compromised.

**Recommended Action:**

Engage a licensed plumber to assess the unit and arrange replacement of the hot water service as required. Given the extent of corrosion observed, replacement is strongly recommended rather than repair.

**Timeframe:**

High priority – recommend replacement within 30 days or sooner if signs of leakage occur.

**Professional Disclaimer:**

Assessment is based on a visual, non-invasive inspection only. Internal condition of the tank could not be verified. Corrosion may be more extensive than visible externally. No pressure testing was performed. All plumbing works should be carried out by a licensed plumber. This item may fail without warning due to its advanced condition.

**Finding 3.05**

Building: Main Building  
Location: Front Elevation  
Finding: Separated / Misaligned Eave Sheets – Front Entry Porch  
Information: Separated / Misaligned Eave Sheets – Front Entry Porch

Location: Front entry / porch area – soffit (eave lining)

Defect Description:

The eave lining sheets at the front door area were observed to be misaligned and separating at sheet junctions, with visible gaps between panels. Fixings appear inadequate or have loosened over time, allowing movement of the sheets. Minor staining and surface marks were also noted, consistent with moisture exposure and age-related deterioration.

Risk / Implications:

Open joints in eave linings may allow moisture ingress, insects, vermin, and wind-driven rain into the roof void. Continued movement may lead to further sheet displacement or collapse, and increases the risk of hidden timber moisture damage and mould development within the ceiling cavity.

Recommended Action:

Engage a qualified carpenter or handyman to refix or replace affected eave sheets, install additional fixings as required, realign joints, and reseal. Any damaged sections should be replaced. Following rectification, repaint to provide weather protection.

Timeframe:

Medium priority – recommend repairs within 30–60 days, or sooner if movement worsens or water ingress is observed.

Professional Disclaimer:

Assessment is based on a visual, non-invasive inspection only. The condition of concealed framing and roof cavity areas could not be verified. Moisture levels were not measured. Further deterioration may exist beyond visible areas. All rectification works should be undertaken by suitably qualified trades.



### Finding 3.06

Building:	Main Building
Location:	Rear Elevation
Finding:	Eaves – Mould Growth and Moisture Staining (Defect)
Information:	Eaves – Mould Growth and Moisture Staining (Defect)

Location: External eaves adjacent to upper-level windows and roof line

Condition Observed:

Visible mould growth, staining, and surface discolouration were observed to the underside of the eaves, as shown in the photographs. The affected areas display characteristics consistent with prolonged moisture exposure.

Condition Assessment:

The mould growth and staining are indicative of moisture ingress, likely associated with roof leaks, defective flashing, blocked gutters, or inadequate water runoff management. At the time of inspection, no invasive investigation was undertaken to confirm concealed timber damage or structural deterioration.

Defect Classification:

This condition is classified as a DEFECT (Minor to Moderate).

At the time of inspection, the defect does not meet the criteria of a Major Defect as defined under Australian inspection standards, as no evidence of structural failure, significant safety risk, or severe material degradation was observed.

#### Risks and Implications:

If left unaddressed, ongoing moisture exposure may lead to deterioration of eaves linings, concealed timber decay, and potential spread of mould. Continued moisture ingress may escalate this condition to a more serious defect over time.

#### Recommendation:

Further investigation by a suitably qualified roofing contractor is recommended to identify and rectify the source of moisture ingress. Affected eaves should be cleaned, treated for mould, allowed to dry, and repaired or replaced as required once the moisture source is rectified.

#### Timeframe for Action:

Repairs are recommended in the short term to prevent further deterioration.

#### Disclaimer:

This assessment is based on a visual, non-invasive inspection only. The presence of concealed damage, including timber decay or internal moisture migration, cannot be ruled out without further invasive investigation.



### Finding 3.07

Building:	Main Building
Location:	Rear Elevation
Finding:	Polycarbonate sheeting - Damaged
Information:	The polycarbonate sheeting has deteriorated as a result of exposure to weather conditions over a prolonged period of time. Exposure to elements, such as heavy rain and hailstorms, is likely to damage polycarbonate sheeting, which is not as strong as

other roof coverings.

Further deterioration of the polycarbonate sheeting is likely to occur if left unmanaged. Such deterioration creates potential for water penetration and secondary damage to the internal roofing structure, accelerating deterioration of all associated building elements.

Repair and replacement of several sections of the sheeting is required. Appointment of a roofing restorer is required to perform these works as soon as possible to prevent any further damage being sustained.





### Finding 3.08

Building: Main Building  
 Location: Kitchen  
 Finding: Separated Centre Join to Kitchen Benchtop – Kitchen  
 Information: Separated Centre Join to Kitchen Benchtop – Kitchen

Location: Kitchen – centre join of laminate benchtop adjacent sink

#### Defect Description:

The centre join to the kitchen benchtop has separated, leaving a visible open joint between sections. The joint appears to have failed or loosened over time, likely due to movement and/or moisture exposure in the sink area. This condition allows water to penetrate beneath the benchtop surface.

#### Risk / Implications:

Open joints at benchtops significantly increase the risk of moisture ingress into the substrate and cabinetry below, which may lead to swelling of particleboard, deterioration of cabinet carcasses, mould growth, and further separation of the benchtop. Hygiene is also compromised due to debris and moisture collecting within the joint.

#### Recommended Action:

Engage a qualified cabinetmaker or kitchen installer to realign and mechanically re-clamp the benchtop sections where possible, reseal the joint with appropriate waterproof sealant, and assess for any moisture damage to underlying cabinetry. If swelling or substrate damage is present, partial benchtop replacement may be required.

#### Timeframe:

Medium priority – recommend rectification within 30 days to reduce risk of ongoing moisture damage.

## Professional Disclaimer:

Assessment is based on a visual, non-invasive inspection only. The condition of concealed cabinetry and benchtop substrate could not be verified. Moisture levels were not measured. Further damage may exist beyond visible areas. All repairs should be undertaken by suitably qualified trades.



### Finding 3.09

Building:	Main Building
Location:	Kitchen
Finding:	Sealant - Missing or damaged kitchen bench
Information:	It was noted on inspection that sealant is degraded to the kitchen bench/splash back area

Different materials and areas move at different rates, generally causing cracking to sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Sealant and in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



Finding 3.10

Building: Main Building  
Location: Kitchen  
Finding: Missing Cabinet Door – Kitchen Base Cupboard  
Information: Missing Cabinet Door – Kitchen Base Cupboard

Location: Kitchen – base cupboard adjacent to cooktop

Defect Description:

A cabinet door is missing from the base kitchen cupboard, exposing internal shelving and contents. This detracts from the overall presentation of the kitchen and leaves the cupboard cavity open to dust, debris, and potential pest entry.

Risk / Implications:

- Reduced functionality and visual appeal of kitchen cabinetry
- Increased likelihood of dust accumulation and pest ingress
- Potential safety issue due to exposed shelving edges
- May indicate poor maintenance or incomplete prior repairs

Recommended Action:

Supply and install a matching replacement cupboard door, including hinges and hardware as required. Ensure alignment and operation are satisfactory on completion.

Timeframe:

Non-urgent – recommend rectification within 30 days or prior to settlement/tenant occupation.

Professional Disclaimer:

Assessment based on a visual, non-invasive inspection only. Cabinetry was not dismantled. Hidden defects may exist. This item forms part of a general condition assessment only and should be rectified by a qualified cabinetmaker or carpenter.

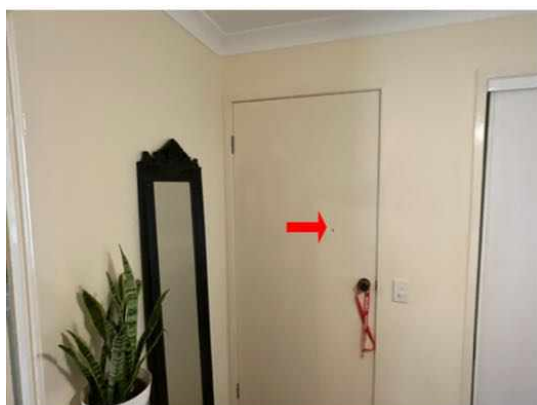


### Finding 3.11

Building:	Main Building
Location:	Bedroom
Finding:	Building element - Damaged door
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



### Finding 3.12

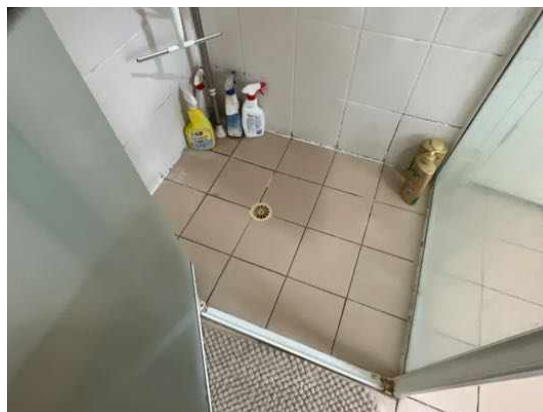
Building:	Main Building
Location:	Bathroom
Finding:	Sealant and grouting - Missing or damaged
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



### Finding 3.13

Building: Main Building  
Location: Laundry  
Finding: Laundry – Splashback Tiles Loose / Gaps to Joints

Information: Laundry – Splashback Tiles Loose / Gaps to Joints

Location: Laundry – Wall tiles to splashback area above laundry tub

Defect Description:

Wall tiles to the laundry splashback area exhibit visible gaps at horizontal and vertical joints, with sections appearing uneven and inadequately grouted. There are open junctions at tile intersections and minor movement evident around tap penetrations. Grout lines are deteriorated in areas, and sealing appears incomplete.

Risk / Implications:

Open tile joints and failed grout allow water ingress behind tiles, which may result in moisture penetration into wall linings and framing. Over time this can contribute to substrate deterioration, mould growth, and loosening of tiles. Continued wetting from regular laundry use may accelerate damage.

Recommended Action:

A licensed tiler should inspect the splashback area. Remove and re-secure any loose tiles as required, re-grout joints, and seal all penetrations around plumbing fixtures with appropriate waterproof sealant. Ensure adequate waterproofing integrity behind tiles if works are extensive.

Timeframe:

Repairs recommended within 30 days to prevent moisture-related deterioration.

Professional Disclaimer:

This assessment is a visual inspection only. No invasive investigation was undertaken and the condition of the wall substrate behind tiles cannot be confirmed. Hidden moisture damage or waterproofing deficiencies may exist and are beyond the scope of this report. Further assessment by a licensed trade may be required if deterioration is suspected.





### Finding 3.14

Building:	Main Building
Location:	Bathroom 2
Finding:	Damage to Plasterboard Walls – Bedroom
Information:	Damage to Plasterboard Walls – Bedroom

Location: Bedroom – internal wall adjacent to door opening and behind TV/desk area.

#### Defect Description:

Localised damage to plasterboard walls was observed, including impact holes, torn plaster face paper, and incomplete/poorly finished patch repairs. The affected areas present as open cavities and uneven surfaces, indicating prior damage that has not been professionally rectified.

#### Risk / Implications:

Unrepaired plasterboard damage reduces internal presentation and may allow air movement, pest access, and ongoing deterioration of wall linings. Open or poorly patched areas can also compromise paint finishes and reduce overall amenity. While no structural movement was evident at the time of inspection, concealed framing behind damaged areas could not be fully assessed.

#### Recommended Action:

Engage a licensed plasterer or qualified handyman to properly patch, re-sheet where required, set, sand, and repaint affected wall areas to restore a sound and finished surface.

#### Timeframe:

Repairs recommended within 30 days or prior to occupancy/settlement.

#### Professional Disclaimer:

Assessment was limited to visible and accessible areas only at the time of inspection. Concealed wall framing and services were not inspected. This is a condition-related item only. Further defects may exist that were not evident without invasive investigation.



### 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:	All Areas
Finding:	No Drain under tap.
Information:	There is no drain installed under the tap, leading to water accumulation and creating

conducive conditions for timber pests.

This defect needs immediate attention to prevent potential damage and pest infestation.

Risk:

1. Water Accumulation: Without proper drainage, water can accumulate around the base of the tap, leading to persistent dampness in the surrounding area.
2. Timber Pest Infestation: The damp environment created by standing water is highly conducive to timber pests, such as termites and wood borers, which thrive in moist conditions and can cause significant damage to wooden structures.
3. Structural Damage: Prolonged exposure to moisture can lead to wood rot and deterioration of structural timber, compromising the integrity of the building.
4. Health Hazards: Persistent dampness can also promote mold and mildew growth, posing health risks to occupants.
5. Aesthetic Damage: Water stains and damage to finishes and materials around the tap area can detract from the appearance of the building and lead to costly repairs.

Who Can Fix It:

A licensed plumber or a qualified building contractor can address this defect by:

1. Assessment: Evaluating the area to determine the best approach for installing a proper drainage system under the tap.
2. Installation: Installing a drain that effectively channels water away from the base of the tap, preventing water accumulation and dampness.
3. Repair and Prevention: Inspecting and repairing any existing water damage and implementing measures to prevent future water accumulation and pest infestations.

By addressing this issue promptly, you can mitigate the risks associated with water accumulation and timber pest infestation, ensuring the longevity and safety of the building.



### Finding 6.02

Building: Main Building

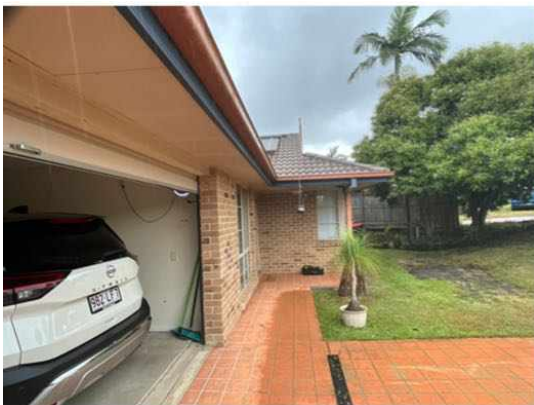
Location: All Areas

Finding: Dense vegetation around a property can increase the risk of termite infestation.

Information: The presence of dense vegetation around a property can increase the risk of termite infestation, as it provides a conducive environment for them.

To address this, consider maintaining a clear space between the vegetation and your home.

If you suspect a termite issue, it's advisable to consult with a licensed pest control professional for inspection and treatment.





### Finding 6.03

Building: Main Building  
 Location: Exterior walls - right side  
 Finding: Downpipes Not Connected to Stormwater  
 Information: Downpipes Not Connected to Stormwater

Location: External – Roof drainage system

#### Defect Description:

One or more downpipes were observed not connected to a compliant stormwater drainage system, resulting in uncontrolled roof water discharge at ground level adjacent to the building.

This condition can lead to excess ground moisture, soil erosion, footing movement, rising damp, and deterioration of external building elements. Ongoing moisture in these areas also creates conducive conditions for termite activity and other timber-destroying pests.

#### Risk / Implications:

Uncontrolled stormwater discharge may contribute to structural movement, moisture ingress, material degradation, and increased pest risk if not rectified.

**Recommended Action:**

A licensed plumber or qualified drainage contractor should connect all affected downpipes to a compliant stormwater system or lawful point of discharge, in accordance with relevant Australian Standards and local authority requirements.

**Recommended Timeframe:**

Rectification is recommended within 1–3 months.

**Professional Disclaimer:**

This assessment is based on a visual, non-invasive inspection only. Subsurface drainage, underground pipework, and concealed moisture conditions were not assessed. Further investigation may be required if moisture issues or pest activity are suspected.

**Evidence of fungal decay activity and/or damage**

No evidence was found

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

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- Registered Roofing Contractor
- 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

- Building and Pest Inspection Conclusion

A Building and Timber pest inspection was carried out on this property. At the time of inspection, an out of date durable notice and evidence of pest treatment were found.

Conducive conditions were observed which are noted in the body of the report. The following recommendations are always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months
2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable
3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termiticide and certified by a licensed pest technician
4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation
5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice.

Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points.

If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite

inspection to completely rule out termite or timber pest presence in the dwelling.

Termite barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every six to twelve months.

Regular inspections DO NOT stop timber pest attack but are designed to limit the amount of damage that may occur by detecting problems early.

Compared to other buildings of a similar age, the dwelling at the time of inspection was found to be in a good condition with some minor defects as highlighted in the report.

Significant items have been identified.

These have been noted in the body of the report and will require relevant professional services to be engaged immediately to clarify further works.

Additionally, while some maintenance items may currently appear minor, they have the potential to escalate into major issues if left unaddressed.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed.

Indicative images in report depict some of the obstructions encountered.

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.

It is also recommended all roof hips, valleys, pointing, ridges and flashings are inspected by a licensed roofing contractor.

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.

It is highly recommended that all further inspection is done by a licensed pest control operator and discuss further options for termite management system.

For more details regarding termite management and pest control contact  
Jake 0423 970 723

Important Disclaimer (Trims / Moisture / Concealed Conditions / Mould):

This assessment is based on a visual, non-invasive inspection only. Concealed wall and ceiling cavities were not accessible at the time of inspection. As such, the presence of hidden moisture ingress, mould growth, timber movement, fixing failure, or structural issues cannot be ruled out. Minor cracking and separation to trims is common in dwellings of this age; however, where moisture staining, persistent gaps, or musty odours are present, further investigation by a suitably qualified professional is recommended. If mould is suspected, testing and remediation should be undertaken by an appropriately qualified specialist in accordance with relevant guidelines.

For further information, advice and clarification please contact Shayne Price on: 0436 812 738

## Section D Significant Items

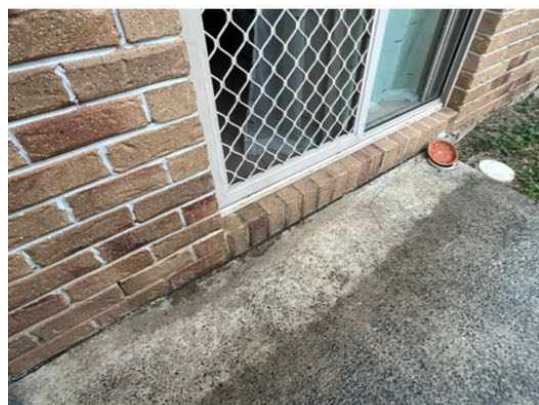
### The following items were noted as - For your information

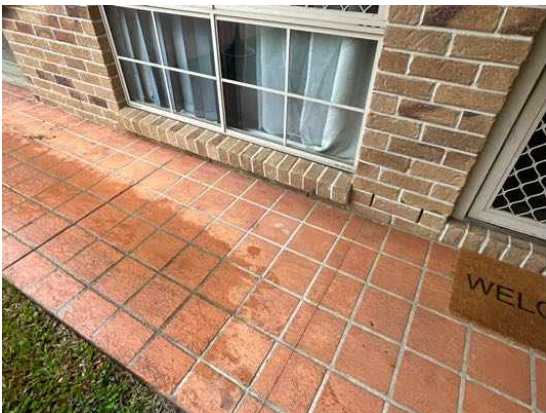
#### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Slab Edge - Exposure  
Information: An inspection zone of at least 75mm in relation to the exposed slab edge, between the bottom brick and the perimeter pavement, is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete cladding or other structures.

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

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





**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.





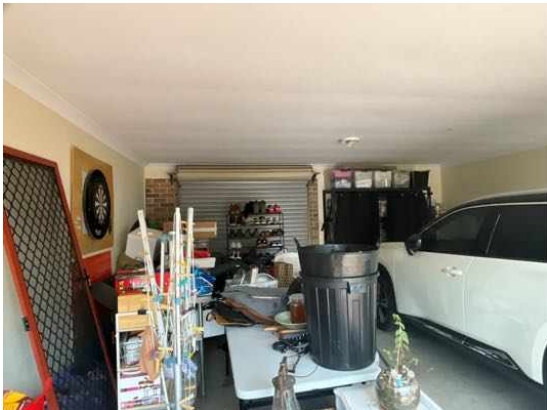
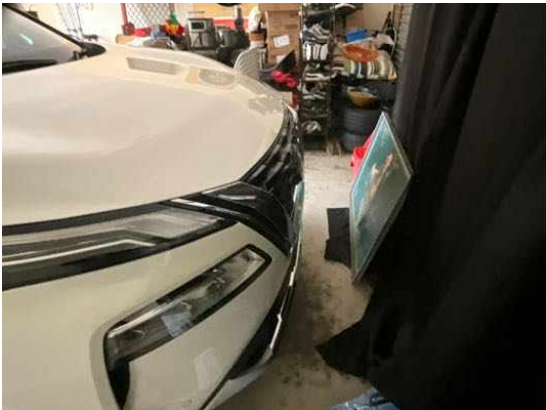
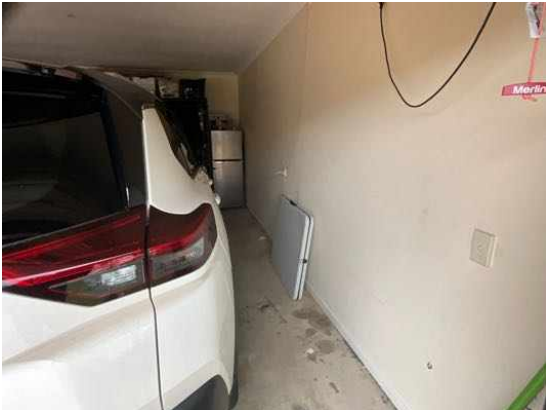






### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - 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.













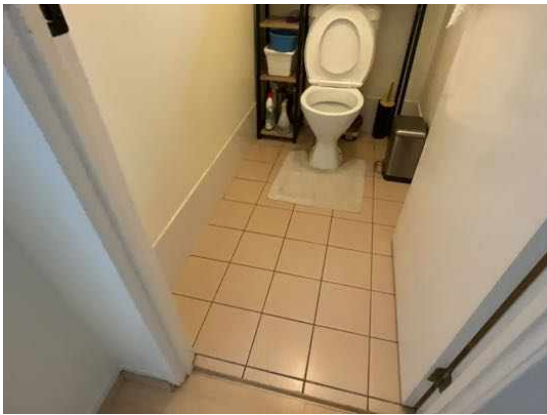
































## The following items were noted as - Evidence of a previous termite management program

### Noted Item

Building:	Main Building
Location:	Meter Box
Finding:	Termite durable notice present - out of date
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties.

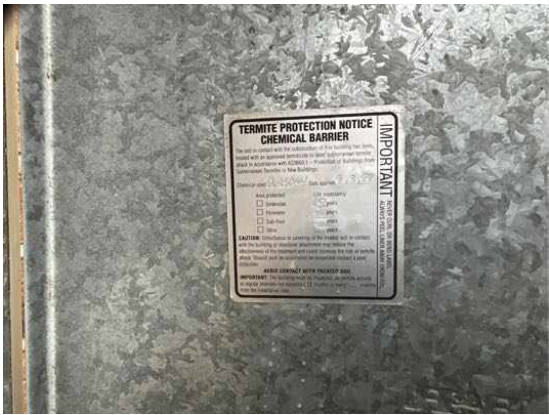
Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice has been placed in the switchboard unit to indicate current termite barriers.

At the time of inspection, it appeared as though there is a termite management system has been installed but is out of date.

The owner has provided the latest treatment as per photos attached.

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.



## 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.