Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report VR

Inspection Date: Mon, 9 Feb 2026

Property Address: 34 Barclay St, Bundamba QLD 4304, 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 click on BUY REPORT and type in the address of the property.

Contents

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Mon, 9 Feb 2026

Modified Date: Wed, 11 Feb 2026

The Parties

Name of the Client:	Corey Athanates
Name of the Principal(If Applicable):	
Job Address:	34 Barclay St, Bundamba QLD 4304, Australia
Client's Email Address:	Corey.a@ngurealestate.com.au
Client's Phone Number:	0413992959
Consultant:	
Company Name:	
Company Address and Postcode:	Morningside Morningside 4170
Company Email:	

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in Good condition with some major and minor defects as highlighted in report.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Timber with hardboard areas
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Garage, Pergola, Porch, Shed, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Deck, Doors, Eaves, Fascias, Internal Joinery, Porch / Patio, Skirting Boards, Staircase, Stair Railing, Stumps, Veranda Posts, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed, Pitched
Storeys	Split Level
Walls	Timber Framed and Clad, Fibre Cement Sheets
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

- Interior

- Gardens

- Fencing

- Landscaping Timbers

- Roof Exterior - Part

- Roof Void - Part

- Subfloor - Part

- 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.

- Inside of the fencing.

- Roof Exterior - Part

- Site - Part.

- Subfloor - Part.

- Outside of the fencing.

- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected 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

- Debris or rubbish

- Decking

- External concrete or paving

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Lack of clearance - subfloor

- Lack of natural or acceptable lighting

- Landscaping

- No safe point from which to access roof exterior

- Overhanging vegetation

- Patio

- Porch

- Stored items

- Solar Panels

- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

- Suspected Asbestos Debris

- 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

Finding 2.01

Building:	Main Building
Location:	Yard - Back
Finding:	Outdoor Awning – Rear Garden Pergola / Entertaining Area
Information:	Outdoor Awning – Rear Garden Pergola / Entertaining Area

Location: External rear yard – freestanding pergola / outdoor entertaining structure.

Defect Description:

The outdoor awning/pergola structure shows signs of general deterioration and age-related wear. Roof sheeting appears weathered and uneven, with sections showing misalignment and inadequate support. Timber framing members exhibit visible movement and deflection, and fixings appear inconsistent in places. The structure is supported by painted posts with evidence of previous patch repairs and surface degradation. Drainage components (downpipe and gutter connection) appear non-standard and poorly aligned, which may compromise effective stormwater discharge. Overall presentation indicates non-engineered construction with ad-hoc modifications over time.

Risk / Implications:

The current condition increases the risk of water ingress, further structural movement, and potential failure during high winds or heavy rain events. Poor roof alignment and drainage may accelerate timber decay and corrosion of fixings. If left unrectified, this may lead to progressive deterioration and possible safety hazards to occupants using the entertaining area.

Recommended Action:

Engage a licensed builder or qualified carpenter to carry out a structural assessment of the awning/pergola, including roof sheeting, framing members, posts, and drainage connections. Rectification works may include realignment or replacement of roof sheets, upgrading fixings, improving stormwater discharge, and repairing or replacing deteriorated structural elements. Where required, works should comply with current NCC requirements and relevant Australian Standards.

Recommended Timeframe:

Repairs are recommended within 3–6 months, or sooner if further movement, leaks, or instability are observed.

Professional Disclaimer:

This assessment is based on a visual inspection only, without invasive testing or dismantling of components. Concealed defects may exist. Structural adequacy has not been engineered or load-tested. This report does not constitute a structural certification. A licensed builder or structural professional should be consulted prior to any remedial works. Ongoing maintenance is essential, particularly for external timber structures exposed to weather.

Finding 2.02

Building:	Main Building
Location:	Yard - Back
Finding:	Tool Shed – General Condition and Structural Integrity (Rear Yard)
Information:	Tool Shed – General Condition and Structural Integrity (Rear Yard)

Location: Rear yard – freestanding tool shed / workshop structure.

Defect Description

The tool shed is constructed using a combination of aged timber framing, mixed cladding materials, recycled windows, and corrugated metal roofing. Based on visual inspection, the structure presents as non-standard and makeshift in nature. The following conditions were observed:

• Visible timber deterioration, weathering, and uneven framing.

• Roofing materials appear inconsistently installed, with gaps and patchwork sections increasing risk of water ingress.

• Internal framing and ceiling linings show staining and signs consistent with historic moisture exposure.

• Stored materials and equipment obstructed full inspection of wall linings, floor areas,

and structural members.

• Electrical cabling and lighting appear ad-hoc and not installed to a clearly compliant standard.

• External access paths are narrow and uneven, creating trip hazards and restricting safe maintenance access.

• Overall presentation indicates the shed is approaching the end of its serviceable life.

Due to the age and construction style, materials commonly used in older sheds (including fibro cement sheeting or roofing products) may contain asbestos, however no sampling was undertaken at the time of inspection.

Risk / Implications

• Increased risk of structural instability over time.

• Potential for water ingress leading to further timber decay and internal deterioration.

• Possible safety hazards associated with improvised electrical installations and stored materials.

• Elevated pest entry risk due to gaps, organic debris, and concealed areas.

• If asbestos-containing materials are present, disturbance could pose a health risk.

Recommended Action

• Engage a licensed builder or carpenter to assess structural integrity and advise on repair versus replacement.

• Consider full removal and replacement of the shed due to overall condition and non-compliant construction.

• Arrange a licensed asbestos assessor or laboratory testing of suspect materials prior to any demolition or disturbance.

• Any asbestos identified must be removed by a licensed asbestos removal contractor in accordance with WHS regulations.

• Electrical components should be inspected by a licensed electrician.

• Clear stored items to allow a complete inspection and reduce pest harborage.

Timeframe

Short term (0–3 months) – Further deterioration and safety risks are likely if not addressed.

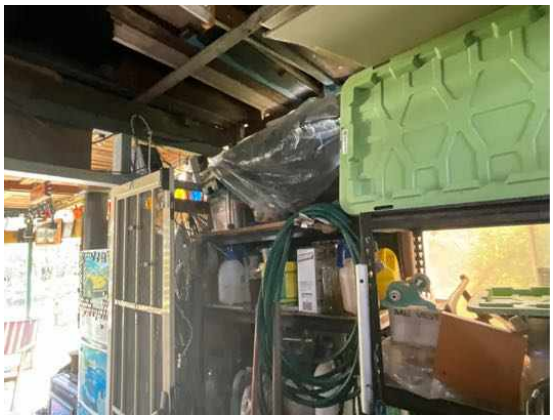
Professional Disclaimer

This assessment is based on a visual, non-invasive inspection only. Stored items, dense vegetation, and fixed finishes limited access to some areas. No destructive testing or asbestos sampling was undertaken. Asbestos was widely used in Australian construction up until 31 December 2003, when it was fully banned. As such, any building or ancillary structure constructed or altered prior to this date must be considered a potential asbestos risk unless laboratory testing confirms otherwise. This report does not constitute a structural engineering assessment or compliance certification. Where asbestos is suspected, a licensed asbestos professional must be engaged before any works proceed.







Finding 2.03

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor & Timber Stumps – General Condition and Support (Subfloor Area)
Information:	Subfloor & Timber Stumps – General Condition and Support (Subfloor Area)

Location: Subfloor beneath main dwelling

Defect Description:

Inspection of the subfloor area identified ageing timber stumps supporting the dwelling, with visible weathering, soil contact and signs of deterioration to several stump bases. Some stumps appear unevenly loaded and/or out of plumb. General subfloor conditions also show exposed soil, inconsistent ground levels and limited clearance in areas. Stored materials and services restrict full inspection to all structural members.

Timber bearers and joists are original/aged and show surface weathering. No active collapse was observed at the time of inspection; however, the condition indicates an older support system that may not comply with current construction tolerances. Localised timber degradation was observed to at least one stump/bearer interface.

Risk / Implications:

Continued deterioration of timber stumps may lead to structural movement, uneven floors, cracking to walls and ceilings, and potential long-term footing instability. Timber in ground contact is susceptible to moisture damage and termite activity. Restricted ventilation and exposed soil increase the risk of moisture accumulation and concealed timber decay.

If left unattended, progressive movement and structural compromise may occur.

Recommended Action:

Engage a licensed builder or structural engineer to further assess stump integrity,

alignment and load distribution. Replacement or underpinning with compliant supports (e.g., concrete or steel stumps) should be considered where deterioration or movement is confirmed. Improve subfloor ventilation and ground clearance where practicable. A licensed pest inspector is also recommended to assess for termite activity given timber-to-ground proximity.

Timeframe:

Further assessment recommended within 30 days, with rectification works completed as required following professional advice.

Professional Disclaimer:

This assessment is visual only and non-invasive. No structural calculations were performed and concealed areas were not accessible. Timber condition below ground level cannot be confirmed without intrusive investigation. This report does not constitute a structural certification. It is recommended that a qualified structural engineer and licensed builder provide detailed assessment and repair design. Timber elements in contact with soil present an elevated risk of decay and termite attack. Ongoing monitoring is advised.








Minor Defect

Finding 3.01

Building: Main Building
Location: Driveway
Finding: Crack in concrete slab - Category 3
Information: A crack coded as Category 3 was identified in the slab. A Category 3 crack is described as a wide crack with obvious curvature or change in level, affecting the slab.

The approximate width of the crack to be considered Category 3 is greater than 2.0mm, or a change in offset of 15-25mm when a 3m straight edge is placed over the defect.

Category 3 cracks to slabs exceed allowable Standards and Tolerances, and are considered defects requiring rectification.

Finding 3.02

Building: Main Building
Location: Yard - Back
Finding: Deteriorated & Non-Compliant Boundary Fence – Rear Yard
Information: Defect: Deteriorated & Non-Compliant Boundary Fence – Rear Yard

Location: Rear boundary fence line (garden area)

Defect Description:

The rear boundary fence is constructed from mixed aged timber palings and corrugated metal sheeting and is in poor overall condition. Visible deterioration includes weathered and decaying timber, rusted metal sheeting, inconsistent fence heights, and vegetation growth hard up against the fence line. Several sections appear unstable and poorly supported, with evidence of prior patch repairs. Dense vegetation is contributing to moisture retention and accelerating deterioration of fence components.

Risk / Implications:

The fence no longer provides adequate structural integrity, privacy, or security. Continued deterioration may result in fence failure or collapse. The current condition also presents a potential injury risk and may allow pest/vermin access. Vegetation contact increases moisture exposure and raises the likelihood of timber decay and termite activity.

Recommended Action:

Engage a licensed fencing contractor or carpenter to assess the full fence line and carry out repairs or replacement as required. It is recommended the fence be rebuilt using compliant materials and correct footing/post installation. Clear vegetation away from the fence to improve airflow and reduce moisture exposure. A pest inspection is also recommended due to prolonged timber-to-soil and vegetation contact.

Timeframe:

Repairs or replacement recommended within 1–3 months to prevent further deterioration and potential failure.

Professional Disclaimer:

Assessment is visual only and limited by access and site conditions at the time of inspection. No destructive testing was undertaken. Subsurface post conditions and concealed fixings were not visible. Timber decay and pest activity may exist in concealed areas. Further evaluation by a licensed fencing contractor and qualified pest inspector is recommended prior to any works.

Finding 3.03

Building:	Main Building
Location:	Yard - Back
Finding:	Shed – External Walls, Roof & Overall Condition (Rear Yard)
Information:	Shed – External Walls, Roof & Overall Condition (Rear Yard)

Location: Rear yard – metal garden shed

Defect Description

The external shed structure is in poor overall condition. Corrugated wall cladding shows age-related deterioration, weathering and uneven alignment. The roof sheeting appears dated with visible edge distortion and inconsistent fixings. Evidence of vegetation encroachment is present around the perimeter, including organic debris buildup at the base of walls, increasing moisture retention and pest harbourage risk.

The shed is constructed on uneven footings/pavers with signs of settlement and inadequate support. Door alignment appears compromised, and general wear suggests the structure is nearing the end of its serviceable life.

Given the age and appearance of the materials, components may pre-date modern construction standards, and asbestos-containing materials cannot be ruled out without laboratory testing.

Risk / Implications

• Increased risk of moisture ingress and further material deterioration

• Potential pest harbourage (including termites and rodents) due to vegetation contact and debris accumulation

• Reduced structural stability due to uneven base support

• Possible health risk if materials are disturbed and later confirmed to contain asbestos

• Reduced usability and security of the shed

Recommended Action

Engage a licensed builder or shed installer to assess the structure and provide advice on repair versus full replacement. Vegetation should be cleared away from all shed walls to improve ventilation and reduce moisture/pest risk. If renovation, cutting, or demolition is proposed, asbestos sampling by a NATA-accredited laboratory is strongly recommended prior to any works.

Timeframe

Repairs or replacement should be considered within 3–6 months, or sooner if the shed is actively used or storing valuable items.

Professional Disclaimer

This assessment is visual and non-invasive only. No destructive testing or asbestos sampling was undertaken at the time of inspection. Asbestos-containing materials were widely used in Australia up until a full ban in December 2003, and may still be present in older outbuildings and sheds. Any suspected asbestos must be confirmed by laboratory testing and, if present, must only be removed by a licensed asbestos removal contractor in accordance with WHS regulations. Hidden defects may exist. This report does not constitute a structural certification.




Finding 3.04

Building:	Main Building
Location:	Verandah
Finding:	Deck / Verandah – General Deterioration and Localised Timber Damage
Information:	Deck / Verandah – General Deterioration and Localised Timber Damage

Location:

Front verandah / deck area, including walking surfaces, board junctions, edges and areas adjacent to balustrades and posts.

Defect Description:

The timber deck and verandah flooring shows widespread age-related deterioration, including uneven and misaligned boards, open gaps at junctions, poorly finished mitred board joints, and areas of surface weathering. Several boards show signs consistent with timber degradation, including splitting, edge breakdown, and loss of section, particularly at corners and high-traffic locations. Fixings appear inconsistent in places, and some boards may not be adequately supported beneath, contributing to movement and unevenness underfoot.

Risk / Implications:

• Increased trip and fall hazard, particularly at uneven board junctions and raised or deteriorated edges

• Progressive timber deterioration if moisture ingress continues

• Potential reduction in the structural serviceability of the deck over time

• Localised timber damage may worsen if not addressed, leading to more extensive repairs

Recommended Action:

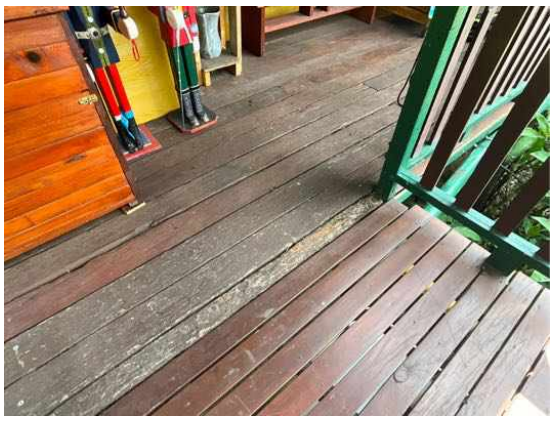
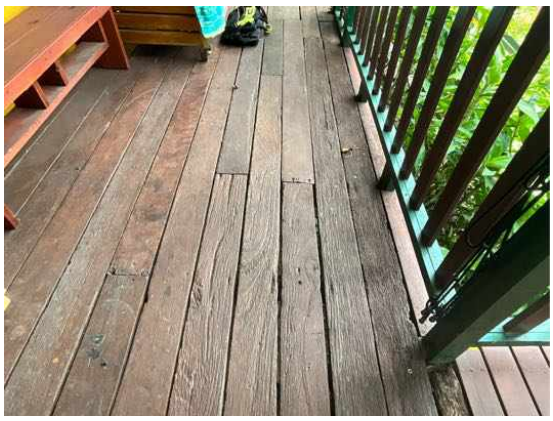
A licensed builder or experienced carpenter should carry out a detailed assessment of the deck structure and flooring. Works may include re-fixing or replacing damaged or deteriorated boards, correcting uneven junctions, improving fixings, and assessing sub-floor support and ventilation. Any replacement timbers should be suitable for external exposure and installed in accordance with relevant standards.

Timeframe:

Repairs are recommended in the short to medium term. Trip hazards should be addressed as a priority to reduce safety risks.

Professional Disclaimer:

This assessment is based on a visual, non-invasive inspection only, with furniture, finishes, and installed elements limiting full access in some areas. No destructive testing was undertaken. Timber condition beneath the deck and within concealed structural members could not be fully assessed. Where deterioration is present, further investigation may be required once materials are removed. This report does not constitute a structural engineering certification.

Finding 3.05

Building:	Main Building
Location:	Verandah
Finding:	Veranda Roof Sheeting
Information:	Condition Summary – Veranda Roof Sheeting

Location:

External veranda roof area

Condition Description:

The veranda roof is clad with older-style corrugated sheeting showing signs of age-related wear, including surface weathering, staining, and general deterioration consistent with prolonged exposure to the elements. Localised corrosion is evident to associated metal framing and fixings. No active leaks were observed at the time of inspection; however, the overall condition indicates the roof covering is aged and approaching the later stage of its serviceable life.

Implications:

- Continued exposure to weather may result in progressive deterioration.
- Ongoing ageing may increase the likelihood of future leaks or material failure.

• Corrosion to supporting elements may reduce long-term durability if left unaddressed.

Recommended Action:

Monitor the condition of the veranda roof and associated structural components. Allow for maintenance, repairs, or future replacement as part of ongoing property upkeep. Any works should be carried out by a suitably qualified and licensed contractor.

Recommended Timeframe:

Medium term, or sooner should signs of active leakage, further corrosion, or deterioration become evident.

Inspection Limitation Disclaimer:

This assessment is based on a visual, non-invasive inspection only, conducted in accordance with the scope of a standard building and pest inspection. No dismantling, testing, or destructive investigation was undertaken. Concealed defects or issues may exist that were not visible at the time of inspection.

Finding 3.06

Building:	Main Building
Location:	All Areas
Finding:	Ceiling Linings – Cracking, Joint Separation & General Wear
Information:	Ceiling Linings – Cracking, Joint Separation & General Wear

Location: Internal rooms (as shown)

Defect Description:

The ceiling linings exhibit visible cracking along sheet joints and cornice junctions, minor separation at trim interfaces, and general ageing-related deterioration. Hairline cracking is evident across several areas, with localized joint movement and minor surface irregularities. These conditions are consistent with building movement, age-related settlement, and historical moisture exposure.

Risk / Implications:

While no immediate structural failure was observed at the time of inspection, continued movement may lead to further cracking and deterioration of finishes. Open joints may also allow moisture ingress or pest entry if left unattended. Aesthetic presentation is reduced, and ongoing degradation may increase future repair costs.

Recommended Action:

A qualified plasterer or builder should assess the affected areas and carry out appropriate repairs, including re-fixing where required, re-taping joints, patching cracks, and repainting to restore condition and prevent further deterioration.

Timeframe:

Repairs are recommended within the short to medium term (within 3–6 months), or sooner if cracking worsens.

Professional Disclaimer:

This assessment is based on a visual, non-invasive inspection only. Ceiling cavities were not accessed, and finishes were not disturbed. Hidden defects may exist. This report reflects condition at the time of inspection and does not constitute a structural engineering assessment.

Finding 3.07

Building: Main Building
Location: Bathroom
Finding: Inadequate Wet Area Waterproofing – Shower/Bath Area
Information: Inadequate Wet Area Waterproofing – Shower/Bath Area

Location: Bathroom – Shower/Bath Area

Defect Description:

At the time of inspection, the shower/bath area was observed to have no fixed tiled wet-area linings or waterproof wall finishes installed. Water containment is currently reliant on a plastic shower curtain only, with painted wall surfaces directly exposed to moisture splash zones. No compliant waterproof membrane, splashback tiling, or water-resistant wall linings were evident within the shower/bath area.

This configuration does not provide adequate protection against ongoing moisture ingress and is inconsistent with typical wet-area construction standards.

Risk / Implications:

• Increased risk of water penetration into wall linings and framing

• Potential for concealed moisture damage, timber decay, mould growth, and pest attraction

• Accelerated deterioration of internal finishes

• Possible non-compliance with minimum wet-area construction practices

• Reduced long-term durability and habitability of the bathroom

Recommended Action:

Engage a licensed bathroom renovator or qualified builder to install compliant wet-area wall finishes (e.g. tiled splash zones or approved waterproof wall systems) including an appropriate waterproof membrane in accordance with current building practices. All works should be completed to manufacturer specifications and relevant Australian Standards.

Timeframe:

Repairs are recommended in the short term to reduce the risk of moisture-related damage.

Professional Disclaimer:

This assessment is based on a visual, non-invasive inspection only. No moisture testing, destructive investigation, or waterproof membrane inspection was undertaken.

Concealed damage may exist. This report does not constitute a waterproofing compliance certificate. Further assessment by a licensed builder or bathroom specialist is recommended. This inspection forms part of a general Building & Pest / Condition Report only and does not include asbestos identification or testing.

Finding 3.08

Building:	Main Building
Location:	Bathroom
Finding:	Cracking to Internal Bathroom Walls – Upper Wall Junctions and Door Opening
Information:	Cracking to Internal Bathroom Walls – Upper Wall Junctions and Door Opening

Location: Bathroom – upper wall sections above door opening and along ceiling/wall junctions.

Defect Description:

Cracking was observed to internal bathroom wall linings, including vertical cracking above the doorway and separation at wall junctions near the ceiling line. The cracking appears consistent with historic building movement, timber frame shrinkage, and/or minor settlement, which is common in older dwellings. No active moisture ingress was evident at the time of inspection; however, the bathroom is a high-moisture environment, and ongoing movement or humidity may exacerbate deterioration over time.

Risk / Implications:

While the cracking does not appear structurally significant at the time of inspection, it may allow moisture ingress into wall cavities if left unsealed, potentially contributing to future deterioration of linings, framing, or finishes. Cosmetic degradation and continued movement may also occur.

Recommended Action:

A suitably qualified builder or plasterer should assess, prepare, and repair affected areas (including flexible jointing where appropriate), followed by repainting. Monitoring is recommended to determine whether cracks are ongoing or stabilised. If further movement is noted, a licensed builder or structural professional should be consulted.

Recommended Timeframe:

Non-urgent – monitor and repair within the next 3–6 months, or sooner if cracking worsens or moisture becomes evident.

Professional Disclaimer:

This assessment is visual only and limited to accessible areas at the time of inspection. No invasive investigation was undertaken. The cause of cracking cannot be definitively determined without further specialist assessment. This report does not constitute a structural engineering opinion. Building movement can be progressive, and concealed defects may exist. Ongoing monitoring is advised.

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building:	Main Building
Location:	Yard - Front
Finding:	Tree Stump and Root Remnants – Increased Termite and Pest Risk

Information:

Defect: Tree Stump and Root Remnants – Increased Termite and Pest Risk

Location: External wall and paved area adjacent to garden bed

Condition:

A decaying tree stump and root remnants were observed in close proximity to the dwelling and adjoining paved surfaces. The stump is in a decomposing state, with organic material and disturbed soil present. This condition provides a favourable environment for termite activity, wood-destroying insects, fungal decay, and moisture retention. The proximity of timber material to the structure increases the risk of concealed termite entry pathways and pest harbourage.

Implications:

Decomposing timber in contact with soil is a known termite attractant and may increase the likelihood of concealed termite infestation to the dwelling. Additionally, root decay may contribute to soil subsidence, moisture retention, drainage issues, and movement affecting nearby paving or footings. Failure to address this condition may elevate the risk of structural timber damage and hidden pest activity.

Recommended Action:

A licensed stump removal contractor or arborist should remove the stump and associated root system in full. The affected area should then be backfilled, compacted, and reinstated to ensure stable ground conditions. A qualified pest inspector is recommended to assess the area and determine whether termite management or preventative treatment is required.

Recommended Timeframe:

Short term (within 1 month) — sooner if termite activity or moisture issues are suspected.

Trade Recommendation:

Arborist / stump removal contractor / landscaper / licensed pest inspector

Risk Rating: Moderate to High (due to termite attraction potential)

Professional Disclaimer:

This assessment is based on a visual inspection only. No invasive inspection or pest detection testing was carried out. Termite activity, hidden root systems, concealed voids, or subsurface moisture conditions may exist beyond visible areas. Further assessment by a licensed pest management professional is strongly recommended to confirm risks and appropriate treatment measures.

Conditions Conducive to Timber Pest Activity

Finding 6.01

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.















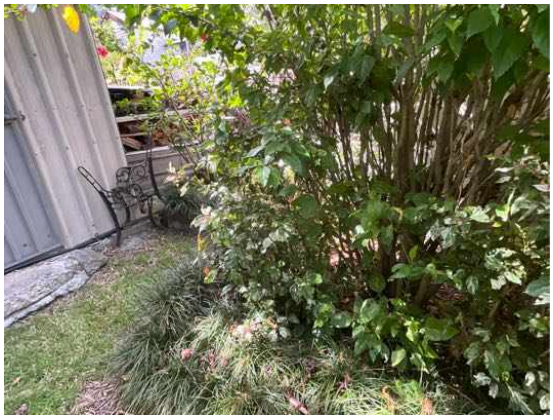

















Finding 6.02

Building:	Main Building
Location:	All Areas
Finding:	Timber on ground / conducive conditions to termite damage.
Information:	Timber on the ground is indeed conducive to termite damage.

Termites are known to thrive in moist environments, and wood in contact with soil or moisture is more susceptible to infestation.

To prevent this, it's important to keep timber elevated and away from direct ground contact.

Regular inspections and proper termite control measures are also essential to protect your wooden structures from termite damage.












Finding 6.03

Building:	Main Building
Location:	Front Elevation
Finding:	Missing Gutter to Roof Structure – Conducive Conditions for Moisture & Pest Activity
Information:	Missing Gutter to Roof Structure – Conducive Conditions for Moisture & Pest Activity

Location: External patio

Defect Description:

The roof structure to the patio does not have a gutter installed to collect and divert rainwater runoff. As a result, water is free-flowing from the roof edge and discharging

directly onto adjacent surfaces, garden areas, and near the building perimeter.

This condition can lead to ongoing moisture exposure to nearby structural elements, brickwork, footings, pathways, and landscaping. The uncontrolled discharge of water also creates conducive conditions for timber decay, mould growth, soil saturation, termite activity, and long-term deterioration of building materials.

Impact & Risk:

• Increased risk of moisture ingress and rising damp

• Potential timber rot to nearby structural components

• Increased termite and pest attraction due to damp conditions

• Accelerated deterioration of brickwork, mortar joints, and paving

• Slip hazard and surface erosion over time

Recommended Action:

A licensed plumber or qualified roofing contractor should install a compliant gutter and downpipe system to the roof structure to ensure controlled stormwater collection and lawful discharge away from the building in accordance with manufacturer guidelines and relevant Australian Standards.

Recommended Timeframe:

Rectification is recommended within 1–3 months, or sooner if ongoing water exposure is observed during wet weather.

Professional Disclaimer:

This assessment is based on a visual, non-invasive inspection only. Water ingress pathways, concealed moisture damage, or pest activity may exist beyond visible areas at the time of inspection. Further investigation by qualified contractors or a licensed pest inspector may be required if symptoms worsen or persist.

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

- Asbestos Inspector

- Registered Roofing Contractor

- Registered/Licensed Builder

- Pest Controller

- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- Building and Pest Inspection Conclusion

A Building and Timber pest inspection was carried out on this property.
At the time of inspection, a durable notice and evidence of pest treatment were not 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 termicide 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 a few major defects and 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 disgorge 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:	Meter Box
Finding:	Termite Management System - No durable notice on site.
Information:	At the time of inspection there was no durable notice for termite management, which means there is no permanent label indicating the details of any termite treatment or management system installed on the property. This notice usually provides information about the type of treatment used, the date of installation, areas treated, and any maintenance requirements. 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.

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.



















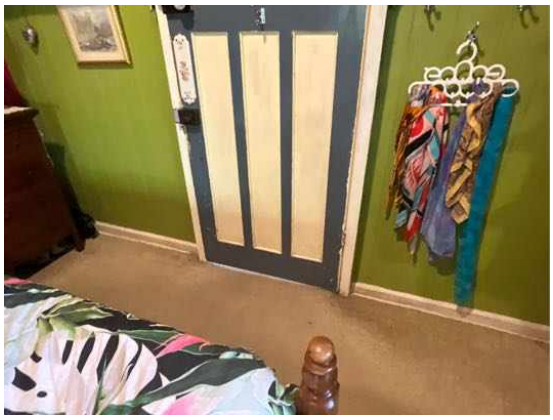






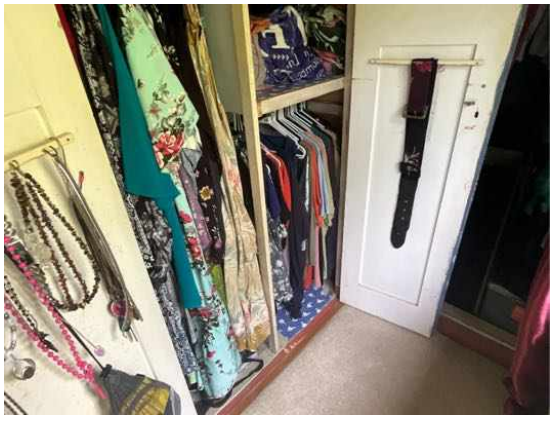








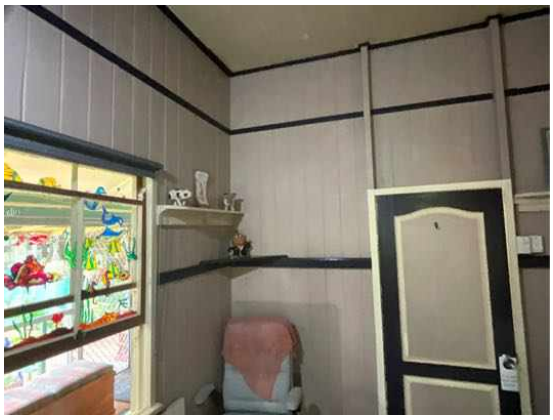










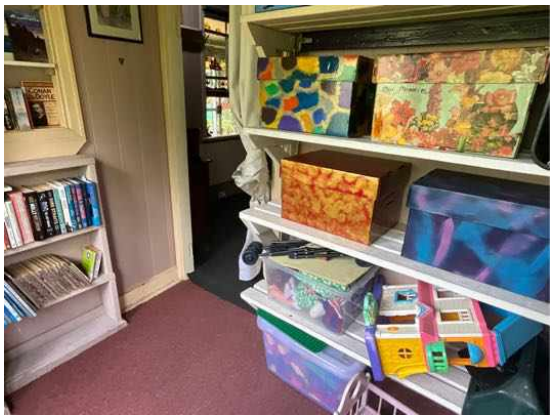
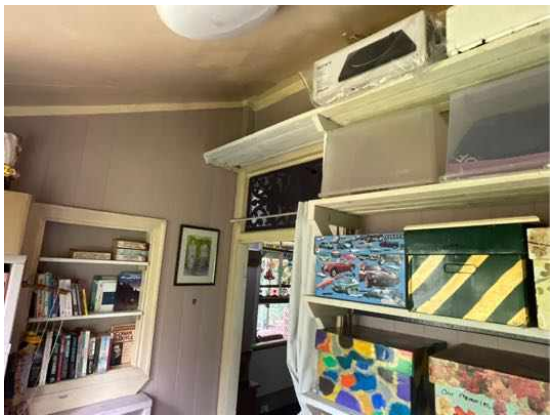


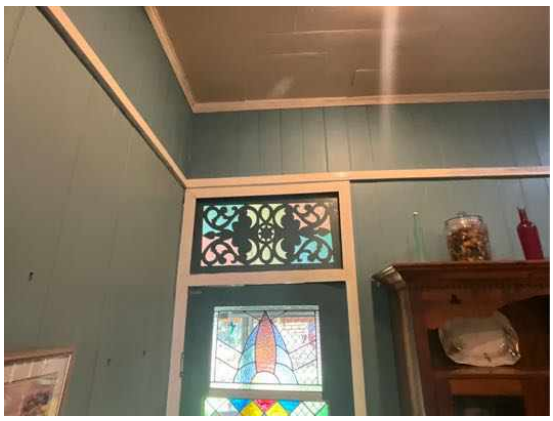




































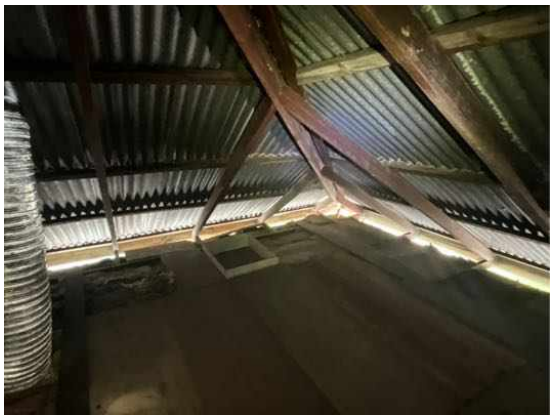




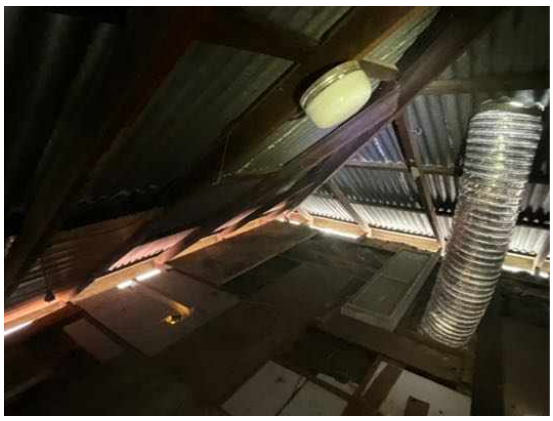


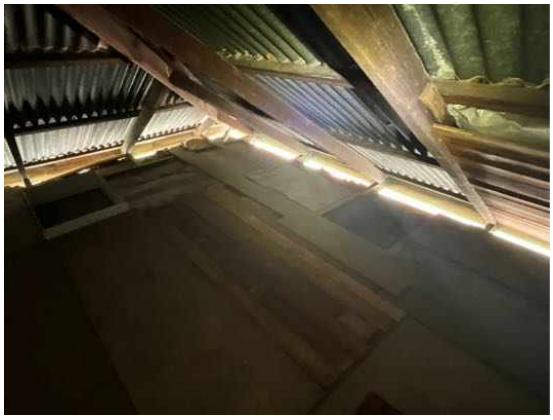














Noted Item

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.



















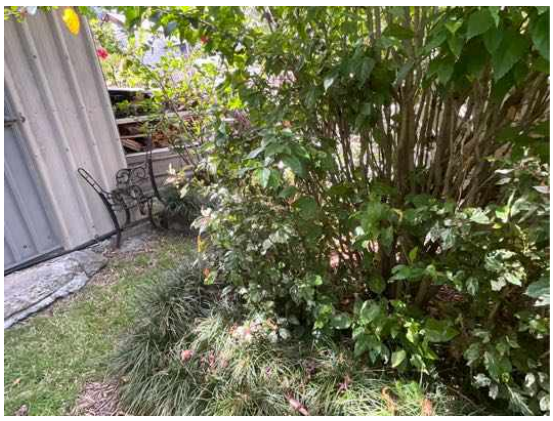










































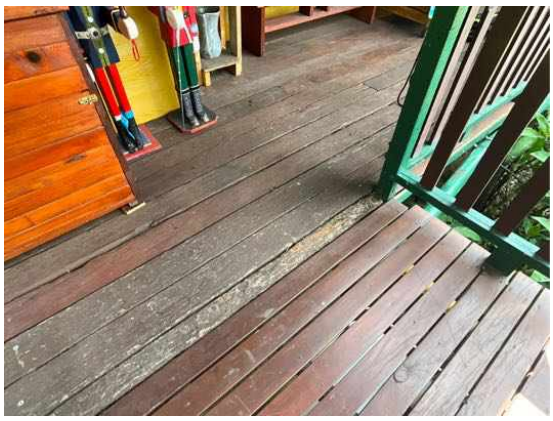

















Definitions to help you better understand this report

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.