



Building and Timber Pest Inspection Report

Inspection Date: Mon, 16 Feb 2026

Property Address: 113 Douglas McInnes Dr, Laidley QLD 4341,
Australia



Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector 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, 16 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 113 Douglas McInnes Dr, Laidley QLD 4341, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Tony Winders Ph: 0419 662 882
Email: Ashmore@jimsbuildinginspections.com.au

QBCC 1149244

Company Name: Jim's Building Inspections Ashmore

Company Address and Postcode: Chirn Park 4215

Company Email: Ashmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 662 882

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 fair condition with some major and minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath
Other Timber Bldg Elements	Door Frames, Doors, Architraves, Skirting Boards
Roof	Pitched, Tiles, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Fencing
- Exterior
- Interior
- Gardens
- Roof Exterior - Part
- Roof Void - Part
- Slab Edge
- The Site
- Trees
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior - Part
- 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
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Appliances and equipment
- Debris or rubbish
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Insulation
- Sarking
- Stored items
- Vegetation
- 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: **Medium**

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: **Medium**

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 - Side > Ground Level

Finding: Water Ponding

Information: At the time of inspection it was noted there was water ponding to ground areas on the left side of the property. Water pooling near foundations and footings is a serious concern with the potential to adversely impact on the longevity of the dwelling.

If left unattended damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite or timber pest attack.

Raising ground levels in areas where ponding occurs may rectify the issue.

Additionally a licensed plumber should be consulted regarding drainage options for the area.





Finding 2.02

Building:	Main Building
Location:	Ensuite > Rear Left
Finding:	Shower - Leaking
Information:	The ensuite shower area registered elevated moisture level readings around the flick mixer tap and to the lower wall areas of the shower cubicle at the time of inspection, with the elevated moisture level readings transferring to the opposite side of the wall which would indicate the shower is leaking.

It is suspected that the leaking has occurred as a result of a possible faulty plumbing fixture or fitting, and/or general ageing of the building elements and deterioration of sealants and grout.

Leaking from the shower area, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould and /or timber termite activity.

Appointment of a licensed plumber to undertake a pressure test on the plumbing pipework and/or shower base is advised. Additionally a licensed builder or shower area specialist may be required to repair or replace the shower cubicle area. Such works should be performed as soon as possible to ensure that no further damage occurs.



Minor Defect

Finding 3.01

Building:	Main Building
Location:	Driveway > Ground Level
Finding:	Cracking in concrete slab - Category 1 - 2
Information:	Cracking coded as Category 1 -2 was identified in the driveway concrete 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 > Front
Finding:	Garage door - dent
Information:	The garage door has a dent likely to have resulted from impact damage be it accidental or deliberate impact at sometime.

While superficial markings detract from the aesthetics of the building element, the functionality does not appear to have been hindered in any way.

Repair and/or replacement of the garage door would improve the condition of the garage but certainly not an urgent item

A qualified sectional door installer or supplier could be engaged to check out the operation and overall condition of the door to determine if repair is an option otherwise replacement may need to be considered.



Finding 3.03

Building:	Main Building
Location:	Exterior walls - sides > Existing
Finding:	Downpipes fixing - defective
Information:	It was observed that a number of downpipes to the exterior walls are not securely

fixed.

A general handyman could be engaged to undertake rectification work.



Finding 3.04

Building:	Main Building
Location:	Yard - Side > Ground Level
Finding:	Sewer line - Caps Missing
Information:	At the time of inspection it was noted the sewer line inspection cap on the left side of the property was missing.

It is assumed the cap has been previously removed (reason unknown). The missing sewer line cap creates potential for sewer line blockages.

A licensed plumber or general handyman could be engaged to replace the sewer line cap..



Finding 3.05

Building: Main Building
 Location: Yard > All Areas
 Finding: Fencing - Deteriorated
 Information: It was noted at the time of inspection that sections of the fencing and gates throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.





Finding 3.06

Building: Main Building
Location: Yard > Ground Level
Finding: Ground Subsidence
Information:

At the time of inspection it was noted there is ground subsidence to areas around the perimeter of the building. The erosion appears to be the result of water coursing or ponding. The continued ground erosion may in turn compromise the structural integrity of the concrete footings.

A landscaper should be engaged to remove the existing grass clippings type debris, fill and pack the eroded areas with a suitable soil or base material.



Finding 3.07

Building: Main Building
Location: Hallway > Existing
Finding: Wear and Tear
Information: At the time of inspection the hallway interior showed signs of existing repair works and/or scuffing to internal wall & ceiling linings and timber trims.

The level of damage appears consistent with general deterioration and/or wear and tear.





Finding 3.08

Building: Main Building
Location: Bedroom - Master > Existing
Finding: Wear and Tear
Information:

At the time of inspection the main bedroom interior showed signs of existing repair/renovation work, and/or scuffing to internal wall & ceiling linings and timber trims.

The level of damage appears consistent with general deterioration and/or wear and tear.



Finding 3.09

Building:	Main Building
Location:	Ensuite > Front Right
Finding:	Fitting or fixture - Loose towel rail
Information:	The ensuite towel rail is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A general handyman could be appointed to perform these rectification works at discretion of the client.



Finding 3.10

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

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



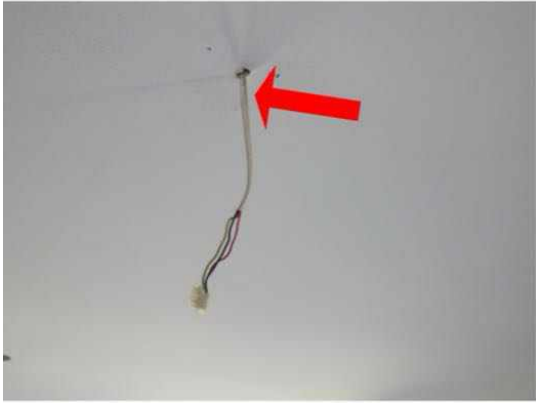
Finding 3.11

Building:	Main Building
Location:	Ensuite > Centre Left
Finding:	Cabinetry - Loose hinges
Information:	At the time of inspection, it was noted that the top hinge to the ensuite vanity cupboard door has deteriorated over time and, as a result, has come loose from it's original fixing. To improve operation of the affected cupboard doors, a general handyman may be appointed to replace the faulty hinges. Such works should be completed at discretion of the client.



Finding 3.12

Building:	Main Building
Location:	Living/Dining Room > Existing
Finding:	Wear and Tear
Information:	At the time of inspection the living/dining room interior showed signs of existing repair/renovation work, and/or scuffing or cracking to internal wall & ceiling linings and timber trims. The level of damage appears consistent with general deterioration and/or wear and tear.



Finding 3.13

Building: Main Building
 Location: Bedroom 2 > Existing
 Finding: Wear and Tear
 Information: At the time of inspection the bedroom 2 interior showed signs of existing repair/renovation work, and/or scuffing to internal wall & ceiling linings and timber trims.

The level of damage appears consistent with general deterioration and/or wear and tear.



Finding 3.14

Building: Main Building
 Location: Bedroom 3 > Front
 Finding: Door stop - Missing
 Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



Finding 3.15

Building: Main Building
Location: Bedroom 3 > Existing
Finding: Wear and Tear
Information: At the time of inspection the bedroom 3 interior showed signs of existing repair/renovation work, and/or scuffing to internal wall & ceiling linings and timber trims.

The level of damage appears consistent with general deterioration and/or wear and tear.



Finding 3.16

Building:	Main Building
Location:	Hallway 2 > Existing
Finding:	Wear and Tear
Information:	At the time of inspection the hallway 2 interior showed signs of existing repair/renovation work, and/or scuffing to internal wall & ceiling linings and timber trims.
	The level of damage appears consistent with general deterioration and/or wear and tear.

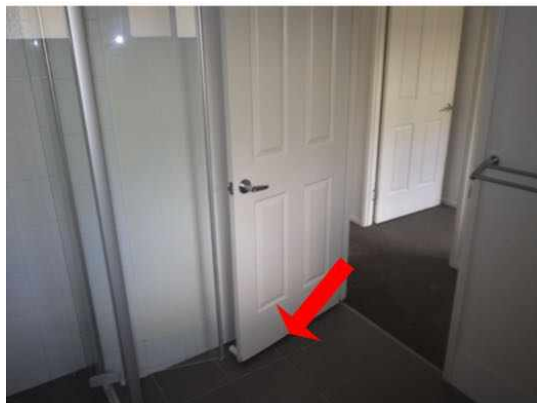


Finding 3.17

Building:	Main Building
Location:	Bathroom > Front
Finding:	Damaged Door
Information:	The door leading into the bathroom has suffered damage to the bottom edge.

Damage occurs generally when the building materials have aged and decayed, but in this instance the damage appears to be the result of exposure to moisture, possibly from the bottom and/or top edges of the door not being sealed with a suitable paint or sealant at the time of construction.

A qualified carpenter or general handyman could be appointed to repair/replace the door at the clients discretion.

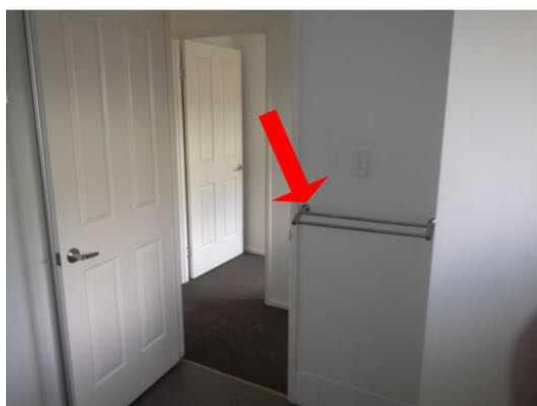


Finding 3.18

Building: Main Building
 Location: Bathroom > Centre Left
 Finding: Fitting or fixture - Loose towel rail
 Information: The bathroom towel rail is loose and requires adjustment to tighten.

If left unmanaged, the fitting may further deteriorate, causing potential for the development of other minor secondary defects.

A general handyman could be appointed to perform these rectification works at discretion of the client.



Finding 3.19

Building: Main Building
 Location: Bathroom > Rear Right
 Finding: Shower - Monitor
 Information: Elevated moisture level readings were recorded to the lower 200mm of wall to the bathroom shower alcove at the time of inspection. There was no elevated moisture

level readings around the tap area, and no elevated readings transferring to the other side of the wall in the areas where moisture readings were able to be obtained. Both sealant and grout appear in good condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





Finding 3.20

Building:	Main Building
Location:	Toilet (WC) > Front
Finding:	Damaged Door
Information:	The door leading into the WC area has suffered damage to the bottom edge.

Damage occurs generally when the building materials have aged and decayed, but in this instance the damage appears to be the result of exposure to moisture, possibly from the bottom and/or top edges of the door not being sealed with a suitable paint or sealant at the time of construction.

A qualified carpenter or general handyman could be appointed to repair/replace the

door at the clients discretion.



Finding 3.21

Building: Main Building
Location: Bedroom 4 > Existing
Finding: Wear and Tear
Information: At the time of inspection the bedroom 4 interior showed signs of existing repair/renovation work, and/or scuffing to internal wall & ceiling linings and timber trims.

The level of damage appears consistent with general deterioration and/or wear and tear.



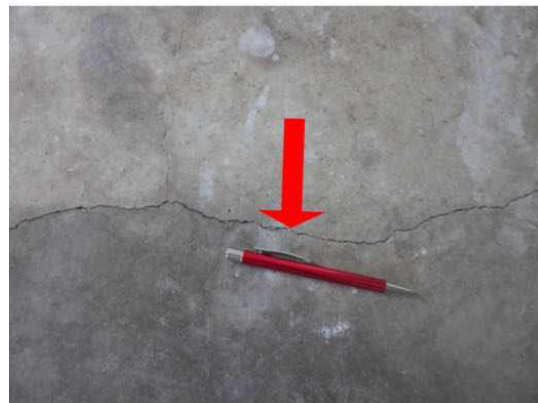
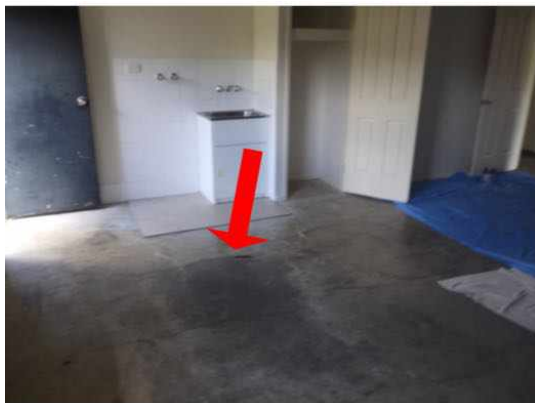


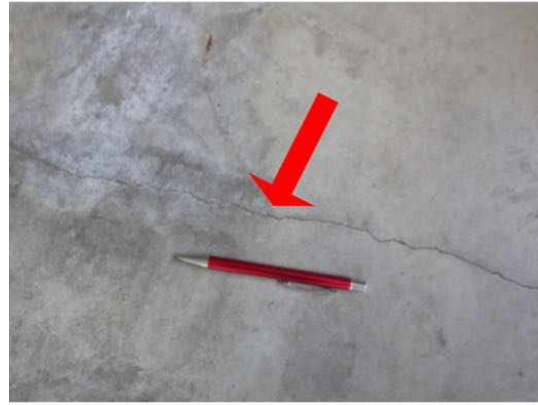
Finding 3.22

Building: Main Building
 Location: Garage > Ground Level
 Finding: Cracking in concrete slab - Category 1
 Information: Cracking coded as Category 1 was identified in the garage floor concrete slab (as per example photos). 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 3.23

Building: Main Building
Location: Garage > Rear Left
Finding: Damaged Door
Information: The garage area exterior door has suffered damage to the front and back panels or surface.

Damage occurs generally when the building materials have aged and decayed, but appears to be indicative of exposure to moisture or impact damage.

A qualified carpenter or general handyman could be appointed to repair/replace the door at the clients discretion.





Finding 3.24

Building: Main Building
Location: Attic > Existing
Finding: Sarking - Damaged
Information: At the time of inspection there was loose roof sarking observed in the ceiling space area.

Sarking, a laminated aluminium foil applied to the interior of the roof covering, assists in insulating the property and acting as a vapour-barrier to the roof void and, subsequently, to the household.

Where sarking is damaged, both insulation and moisture protection of the property are inhibited. This creates a loss of energy and thus negatively impacts the energy efficiency of the property, allowing potential for moisture ingress from condensation or leaking roof tiles.

It is important to repair any holes or damaged sections of sarking to ensure that the building material is fully functional. A general handyman could be engaged to perform rectification works at client discretion.





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:	Exterior walls - right side > Centre Right
Finding:	Overflow - Not plumbed for drainage
Information:	The air conditioning unit overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



Finding 6.02

Building:	Main Building
Location:	Exterior walls - rear > Centre,Rear
Finding:	Stormwater pipe
Information:	The overflow down pipe to the water tank at the rear of the building finishes short of the stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the down pipe.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is recommended that a plumber or handyman be appointed to further inspect and to extend the down pipe as necessary.



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

- As identified in summary and defect statements
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder

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

- The building compared to others of a similar age and construction appears to be in fair - good condition.

It does however have a major and some minor maintenance issues that will require attention. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

As noted in the report at the time of inspection there was repair and/or maintenance works being undertaken on the property.

At the time of inspection there was no timber termite activity found and evidence of a previously installed physical termite barrier was noted, this system requires regular annual inspections.

No evidence of annual or regular inspections was found.

The client is advised to contact the properties termite barrier installation company to verify any barrier details and maintenance requirements.

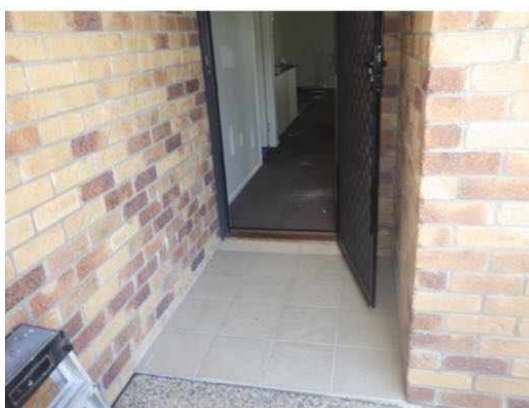
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Entry > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
 Location: Walk In Robe > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
 Location: Kitchen > Existing

Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Laundry > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Attic > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Main Building
Location: Alfresco > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Roof Exterior > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



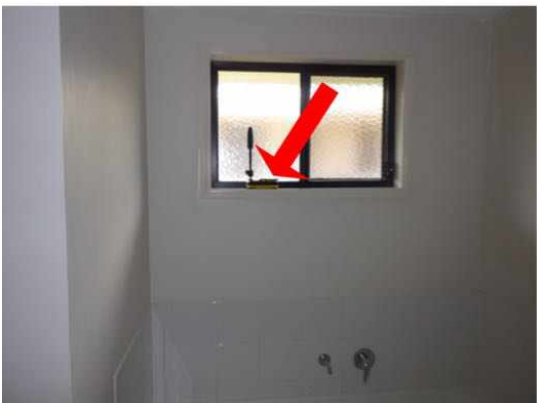


Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Termitracker
Information: The termitracker itracker was positioned randomly to internal wall, timber skirting and window frame areas checking for signs of termite activity.

No activity was recorded at the time of inspection.







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

Noted Item

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

reticulation systems.

In this instance evidence of a previously installed physical barrier was observed, along with a durable notice inside the electrical meter box and kitchen area under sink cabinetry. This system requires regular annual inspections.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by the termite barrier installation company or past owner.

No evidence of regular or annual inspections was found.



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 ² (Residential) or 10 micrograms/100 cm ² (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.