



**BEFORE YOU BUY**

**BEFORE YOU BUILD**

## Building and Timber Pest Inspection Report

Inspection Date: Tue, 13 Jan 2026

Property Address: The Avenue, 42/13-17 Brown St, Labrador  
QLD 4215, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 13 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: The Avenue, 42/13-17 Brown St, Labrador QLD 4215, Australia

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Client's Email Address:

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Client's Phone Number:

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

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QBCC 1149244

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Company Name: Jim's Building Inspections Ashmore

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Company Address and Postcode: Chirn Park 4215

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Company Email: Ashmore@jimsbuildinginspections.com.au

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

### Overall Condition (Building)

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

### Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is 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

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Building Type	Residential, Unit
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Company or Strata title	Yes
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Floor	Concrete
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Furnished	Furnished
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No. of bedrooms	2
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Occupied	Occupied
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Orientation	North
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Other Building Elements	Parking Space
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Other Timber Bldg Elements	Door Frames, Doors, Architraves, Skirting Boards
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Roof	Pitched, Tiles, Timber Framed
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Storeys	Three Storey
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Walls	Solid Masonry, Rendered
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Weather	Overcast
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## Section C Accessibility

### Areas Inspected

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

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

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Outside of the fencing.
- Site - 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
- Appliances and equipment
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Furniture
- Insulation
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Rugs
- Sarking
- Stored items
- 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

#### Finding 1.01

Building:	Main Building
Location:	Storage Cupboard > Rear
Finding:	Electrical Cabling
Information:	Unprotected or exposed electrical cabling was identified in the storage cupboard area at the time of inspection.

Any areas of unsheathed or exposed cables should be enclosed in an approved electrical casing or junction box.

Exposed electrical cabling and/or connections represent a potential safety hazard including for fire and personal contact.

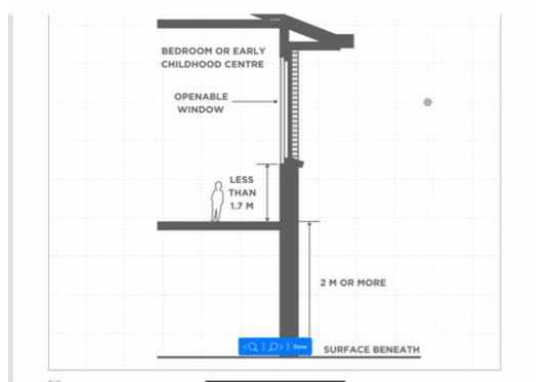
A licensed electrician should be engaged to undertake rectification work as a matter of priority.



#### Finding 1.02

Building:	Main Building
Location:	Bedrooms > Existing
Finding:	Window safety
Information:	It was noted that the windows of the upper level bedrooms are less than 1.7m from the floor and have a fall greater than 2m on the exterior from the sill and as such are required to only open upto 125mm or have security grills fitted.

This is noted as a safety concern and this regulation may not have been in place at the time of construction.



Standards\_and\_Tolerances\_Guide 2016 QLD

**Windows to be protected**

Windows are defective if they do not comply with provision 3.9.2.5 of Volume 2 of the BCA that requires that a window opening must have protection if the floor below the window in a bedroom is 2 m or more above the ground surface beneath.

Windows that are located 1.7 m above the floor level are not required to be protected.

Refer to Figure 8.9 in this Guide.

**Finding 1.03**

Building: Main Building

Location: Attic > Existing

Finding: Fire Wall

Information: At the time of inspection it was noted there were gaps in the brick, fire or party wall in the ceiling space area. The party wall has noticeable holes, gaps and unsealed penetrations which may compromise the fire rating integrity of the wall.

It is recommended a licensed builder registered for firewall construction is consulted regarding current party wall regulations and or rectification work and repairs.

NOTE - Any party/fire wall repairs and or maintenance may be the responsibility of the

buildings body corporate managers.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building: Carport  
 Location: Carpark > Ground Level  
 Finding: Steel posts- Rusted or corroded  
 Information: The steel support posts to the carport area roof show evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be

controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A licensed metal fabricator should be appointed to replace or repair any metal support posts that have been severely affected by rust.

NOTE - Carport area repairs or maintenance may likely be the responsibility of the buildings body corporate managers.



### Finding 3.02

Building:	Carport
Location:	Carpark > Ground Level
Finding:	Cracking in concrete slab - Category 1
Information:	Cracking coded as Category 1 was identified in the carport area 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 3.03

Building: Main Building

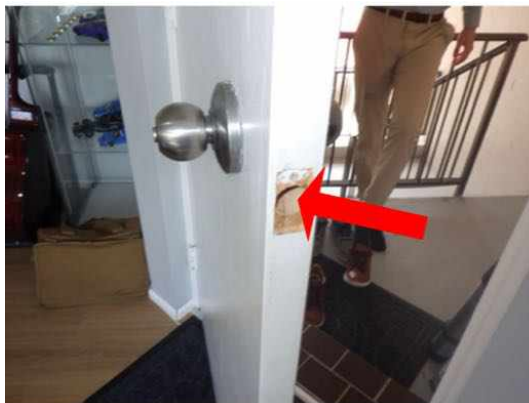
Location: Entry > Front

Finding: Door Latch - Missing

Information: It was noted that the door handle latch set to the entry door was missing at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also compromise the required fire rating of the entry door.

A licensed fire door installer should be consulted for further advice and/ or to perform rectification works as necessary.

NOTE - The entry door repair or maintenance work may be the responsibility of the buildings body corporate managers.

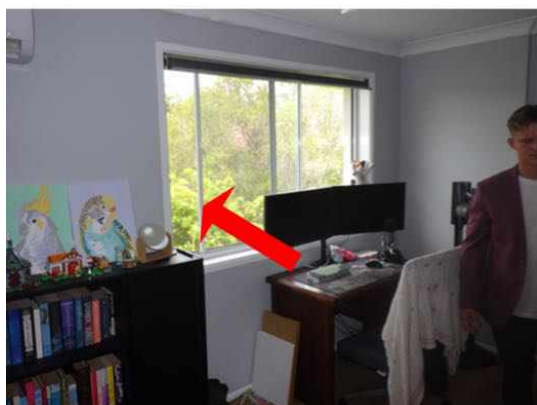


### Finding 3.04

Building: Main Building  
 Location: Dining Room > Centre Left  
 Finding: Window Catch - Latch missing  
 Information: It was noted that the window catch to the dining room area sliding window was missing at the time of inspection. Whilst detracting from the functionality of the window, this minor defect may also be a security risk.

It is suspected that this defect has occurred due general wear and tear, which is expected for building elements of this age.

An aluminium sliding window service agent or general handyperson may be appointed to perform rectification works as necessary, at client discretion.

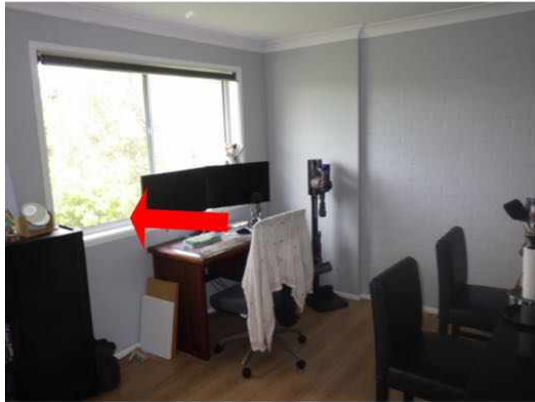


### Finding 3.05

Building: Main Building  
 Location: Dining Room > Centre Left  
 Finding: Window - Stiff to Slide  
 Information: The aluminium sliding window in the dining area was stiff to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

An aluminium window service agent will be required to repair the affected window.



### Finding 3.06

Building: Main Building  
 Location: Kitchen > Centre Right  
 Finding: Incomplete works.  
 Information: At the time of inspection it appeared there were areas of incomplete renovation or alterations work to the floor and wall linings in the kitchen area fridge space and overhead cabinetry (as per example photos).

A qualified carpenter or general handyman could be engaged to complete the work, at the clients discretion.





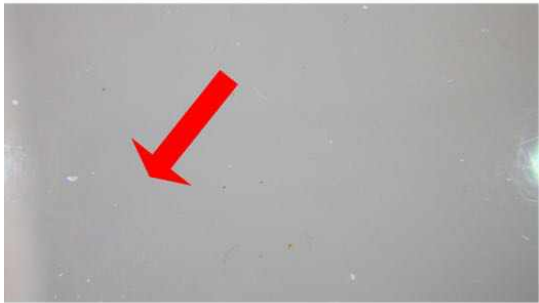
### Finding 3.07

Building:	Main Building
Location:	Hallway > Centre Right
Finding:	Cracking - Wall
Information:	There is cracking to an area of the wall lining in the hallway.

The cracking appears minor in nature and is generally only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

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

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



**Finding 3.08**

Building: Main Building  
Location: Bathroom/Laundry > Front  
Finding: Door stop - Missing  
Information: The bathroom door stop is missing or is inadequate to stop the door handle from impacting 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 3.09

Building:	Main Building
Location:	Bathroom/Laundry > Centre
Finding:	Cracking - Ceiling
Information:	There is cracking or damage to an area of the bathroom/laundry area ceiling.

The cracking or damage appears minor in nature and is generally only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

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

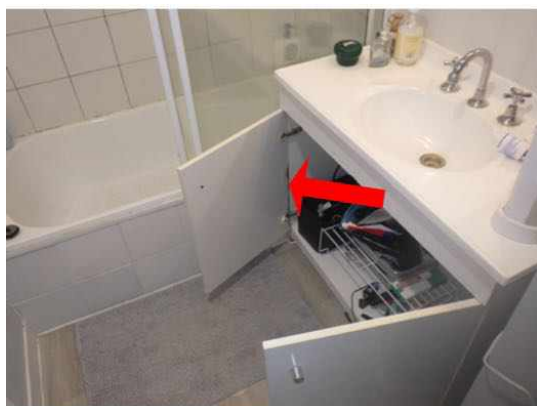
Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.10

Building:	Main Building
Location:	Bathroom/Laundry > Centre Right
Finding:	Cabinetry - Deterioration
Information:	At the time of inspection the bathroom cabinetry showed signs of minor deterioration. The level of damage appears consistent with exposure to moisture or general wear and tear.

A qualified cabinet maker or general handyman could be engaged to undertake repair works at the clients discretion.



### Finding 3.11

Building: Main Building  
 Location: Bathroom/Laundry > Centre Left  
 Finding: Tap Missing  
 Information: At the time of inspection there was a tap handle fitting missing from the bathroom/laundry area wall.

A licensed plumber should be engaged to replace the missing tap.



### Finding 3.12

Building: Main Building  
 Location: Bathroom/Laundry > Centre,Rear  
 Finding: Shower - Cracked tile  
 Information: Cracking was evident to a wall tile in the bathroom shower cubicle at the time of inspection. The cracking is more than likely due to impact damage, but may have also been caused by general ageing and deterioration of associated building elements. While the cracking appears to be minor, any additional impact may lead to further cracking.

As this area is frequently exposed to water, any cracking is likely to allow water penetration if left unmanaged.

Appointment of a tiling contractor is required to repair the cracked shower wall tile, so as to ensure no water damage occurs.



### Finding 3.13

Building: Main Building  
 Location: Bathroom/Laundry > Rear Left  
 Finding: Tiles - Gaps  
 Information: At the time of inspection there was a gap between the bathroom shower area shower rose back plate or shroud and the wall tiles. It is important this area is sealed to prevent moisture or liquids penetration and/or vermin from accessing and/or nesting in these areas.

A qualified tiler or general handyman could be engaged to undertake rectification work.



### Finding 3.14

Building: Main Building  
 Location: Bathroom/Laundry > Rear Left  
 Finding: Fitting Missing  
 Information: At the time of inspection there was a bath spout fitting missing from the bathroom area shower cubicle. It appears the bath spout has been purposely removed and the

pipework capped off (reason unknown).

A licensed plumber should be engaged to check the plumbing pipework and replace the missing bath spout.



### Finding 3.15

Building: Main Building  
 Location: Bathroom/Laundry > Rear Left  
 Finding: Shower - Moisture  
 Information: Elevated moisture level readings were recorded on the south side wall to the bathroom shower alcove at the time of inspection. No moisture level readings were able to be obtained on the opposite side of the wall. Both sealant and grout appear in fair condition at present.

This defect is suspected to have been caused by a leaking water pipe or moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

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.



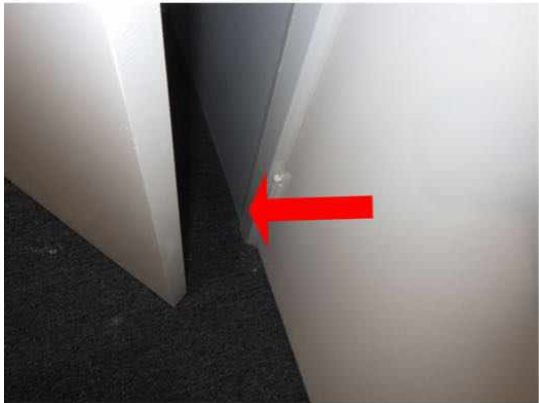
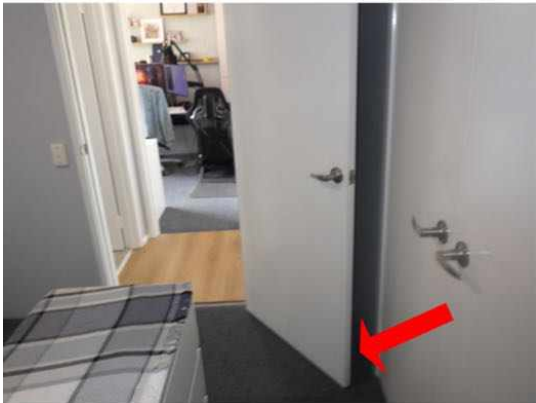


**Finding 3.16**

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

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

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



### Finding 3.17

Building:	Main Building
Location:	Bedroom > Centre Right
Finding:	Window Catch - Latch missing
Information:	It was noted that the window catch to the bedroom area sliding window was missing at the time of inspection. Whilst detracting from the functionality of the window, this minor defect may also be a security risk.

It is suspected that this defect has occurred due general wear and tear, which is expected for building elements of this age.

An aluminium sliding window service agent or general handyperson may be appointed to perform rectification works as necessary, at client discretion.



### Finding 3.18

Building:	Main Building
Location:	Bedroom > Centre Right
Finding:	Window - Stiff to Slide
Information:	The aluminium sliding window in the bedroom area was stiff to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

An aluminium window service agent will be required to repair the affected windows.



### Finding 3.19

Building:	Main Building
Location:	Bedroom 2 > Centre
Finding:	Ceiling - Scuffed
Information:	Superficial scuff marks were noted to the bedroom 2 ceiling at the time of inspection. Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with previous alterations.

A qualified painter or general handyman may be appointed to rectify marked or scuffed surfaces at the client's discretion.



### Finding 3.20

Building:	Main Building
Location:	Bedrooms > Existing
Finding:	Insect Screens
Information:	At the time of inspection a number of insect screens showed signs of damage or general wear and tear (as per example photos).

A insect screen service agent or supplier could be consulted regarding repair or replacement of the damaged screens.



**Finding 3.21**

Building: Main Building  
Location: Balcony > Front Left  
Finding: Blocked Drain  
Information: At the time of inspection it was noted the external balcony area nib wall drain pipe was blocked with vegetation type debris.

A general handyman could be engaged to remove the debris and unblock the drain at the clients discretion.



**Finding 3.22**

Building: Main Building  
Location: Attic > Existing  
Finding: Sarking - Damaged  
Information: At the time of inspection it was noted, there was loose or damaged sarking in the roof 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 registered builder or qualified carpenter should be consulted to provide further advice on this defect and to perform rectification works at client discretion.



## Live Timber Pest Activity

No evidence was found

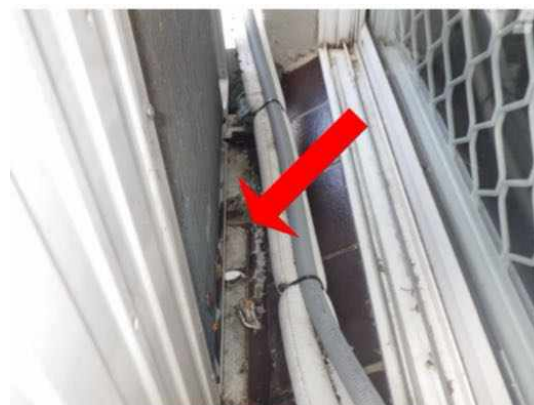
## Timber Pest Damage

No evidence was found

## Conditions Conducive to Timber Pest Activity

### Finding 6.01

Building:	Main Building
Location:	Balcony > Front 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 air conditioning unit service agent be appointed to check the operational condition of the unit and to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.



## 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 Plumber
- Licensed Electrician
- 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](http://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 good condition.

It does however have 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, the bathroom shower cubicle wall area returned elevated moisture level readings. It is recommended a qualified plumber or bathroom area specialist is engaged to further investigate and/or undertake a pressure test on internal plumbing pipework.

At the time of inspection there was no timber termite activity found and evidence of a previously installed timber termite baiting stations was noted. The client is advised to contact the termite barrier installation company to verify any barrier details and maintenance requirements.

Additionally the buildings body corporate managers may have further information on any timber termite management system installed on the property.

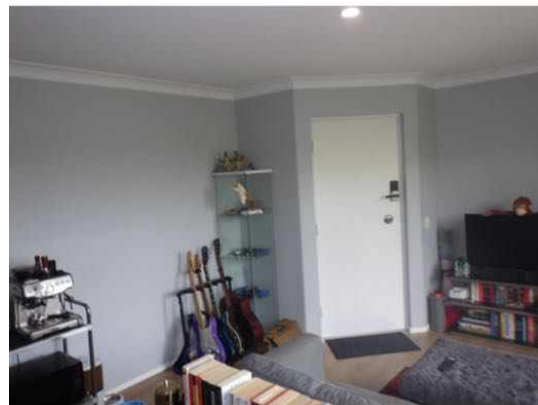
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

## Section D Significant Items

The following items were noted as - For your information

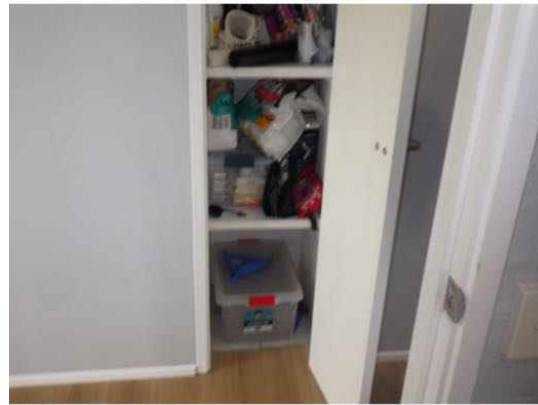
### Noted Item

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



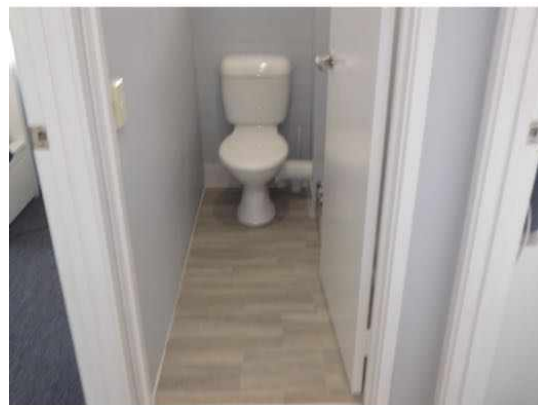
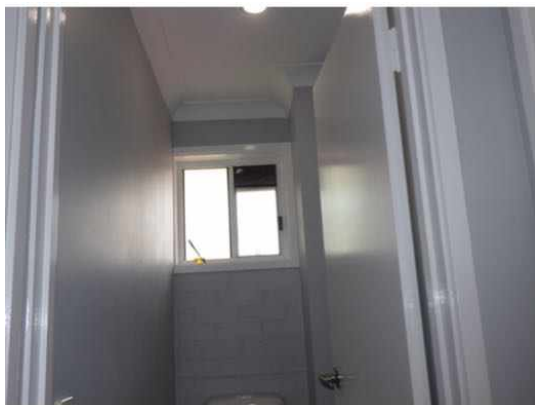
### Noted Item

Building: Main Building  
Location: Linen Cupboard  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



### Noted Item

Building: Main Building  
Location: Toilet (WC)  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



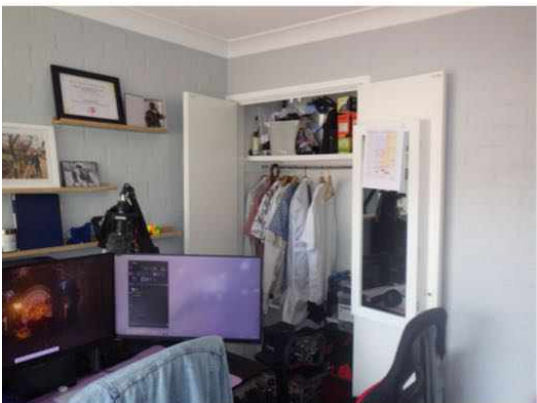
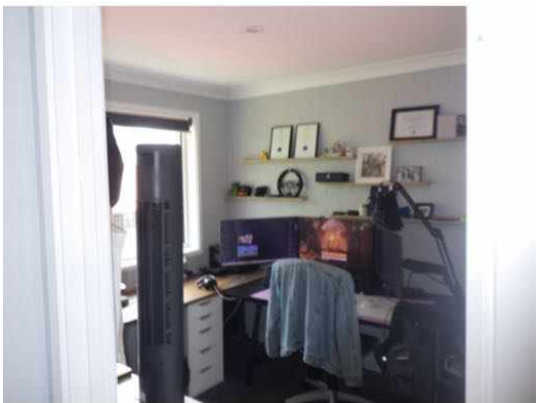
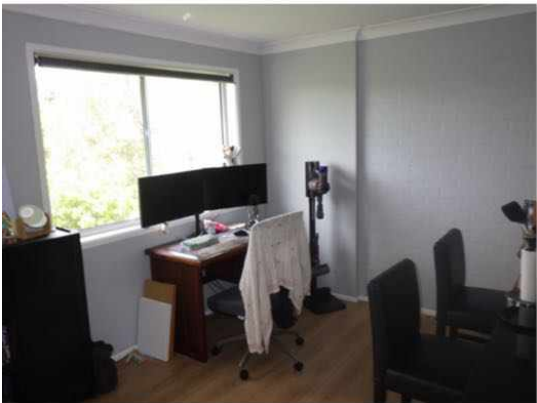
### Noted Item

Building: Main Building  
Location: External Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Internal Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



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

### Noted Item

Building:	Main Building
Location:	External Areas > Ground Level
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 baiting stations was observed. This system requires regular inspections and replenishment.

No evidence of regular or annual inspections was found.

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 a past owner or body corporate managers.

NOTE - The buildings body corporate managers may have information or documentation on any previously installed timber termite management system.





## Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

## Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

### UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

### IMPORTANT SAFETY INFORMATION:

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

**External Timber Structures - Balcony and Decks.** It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

**This is not a Group Titled Property Report as per AS4349.2.** If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

## MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

## MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

### **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

### **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.