



Building and Timber Pest Inspection Report

Inspection Date: Mon, 9 Mar 2026

Property Address: 27 Turnipwood Dr, Buderim QLD 4556,
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: Mon, 9 Mar 2026

Modified Date: Tue, 10 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable): Not Applicable

Job Address: 27 Turnipwood Dr, Buderim QLD 4556, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Phillip Harrison Ph: 0408 583 355
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QBCC 15360211

Company Name: Jim's Building Inspections (Montville)

Company Address and Postcode: Sippy Downs 4556

Company Email: Montville@jimsbuildinginspections.com.au

Company Contact Numbers: 0408 583 355

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: This report has been compiled for the sole use of the client purchasing the inspection of the property named in this document. As such this report is guaranteed and insured only for this named person.

This report has been prepared exclusively for the use of the client who commissioned it and may not be copied, circulated or relied upon by any other party, without the prior written consent of the author. No responsibility or liability is accepted for any use of this report by persons other than the client.

The building inspector compiling this report should be contacted for any further information regarding the inspection and the findings reported on regarding this property.

This inspection is carried according to the provisions and specifications of AS 4349.1-2007, Part 1, Pre-Purchase Inspections - Residential Buildings, and AS 4349.3-2010, Inspection of Buildings, Part3, Timber pest Inspections.

Due to factors like excessive heat, restrictive access, congested framing or the ability to navigate a safe and risk free path throughout the roof cavity; the ceiling space was not able to be satisfactorily inspected. An alternative ceiling access location will be required.

Workhealth & Safety Queensland, working in domestic roof spaces.

On 1 January 2025, the Queensland department of Work health and Safety introduced legislation regarding carryout working or entering domestic roof spaces. There are now strict workplace health and safety rules for working in domestic roof spaces to ensure the safety of workers and others. The building inspection industry is awaiting a ruling on the type of work we carry out, the impact of turning the power off, and the ability to provide a satisfactory and adequately informed inspection of this critical area of the home.

Until such time as this ruling is delivered, each inspection will involve a risk assessment based on the visible and perceivable risks involved with each roof void inspection. If it is deemed as moderate risk or higher, the space will only be inspected from ceiling access hatch and photographed using torch light and camera zoom functions.

For more detailed information, visit the WorkSafe Queensland website at <https://www.worksafe.qld.gov.au/safety-and-prevention/hazards/electricity/hazardous-electrical-environments/domestic-roof-spaces>, or the Electrical Safety Office at <https://www.electricalsafety.qld.gov.au/electrical-safety-home/roof-spaces>.

Our goal is to be able to provide a thorough and diligent inspection as possible. When factors prevent this, you will be notified, and information not able to be provided accurately due to obstructions will not be included.

Australian Standard AS 3660 recognises frequent inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner so damaged is minimised. Another Timber Pest Inspection by a licensed Pest Inspector in 3 months time is recommended.

The report contains important information regarding the condition of the subject property. Please read the report thoroughly and in its entirety. Should there be any questions arising from the information contained herein, please contact the inspector named on this report for clarification and explanation.

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 the condition documented in this report.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Chipboard, Concrete, Steel Columns, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North West
Other Building Elements	Footpath, Carport, Driveway, Fence - Post and Rail Construction, Fence - Fabricated Metal Fence, Porch, Retaining Walls
Other Timber Bldg Elements	Doors, Internal Joinery, Landscaping Timbers and Construction, Deck, Porch / Patio, Skirting Boards, Architraves, Door Frames, Floating Floor, Fascias, Stair Railing, Timber Wall Panelling, Veranda Posts, Weatherboards
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	High-Set
Walls	Weatherboards, Timber Framed and Clad
Weather	Raining

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.

- Subfloor - Part
- The Site
- Timber Retaining Walls
- Wall Exterior
- Stumps
- Posts
- Pool Surrounds
- Landscaping Timbers
- Interior
- 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:

- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Roof Void due to lack of access.
- Subfloor - Part.
- Site - Part.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- External finished ground level
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Inclement weather conditions prevented inspection of roof exterior
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Lack of suitable access or entry point
- No safe point from which to access roof exterior
- Roofing material is a slip hazard - not safe to access
- Stored items
- Roof framing - not trafficable
- Unsafe to Access Roof - No Fall Protection System
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building
Location: Front stairs and deck
Finding: Deck / stairs - Balustrade / handrails
Information: The front stairway and deck handrails at the entry of the property are not adequately affixed in place. They can be readily moved and are loose in their current fixings. This could become a safety hazard if pressure is applied.

A licensed builder or licensed carpenter could be appointed to provide necessary works to the stair flight.





Major Defect

Finding 2.01

Building: Yard
 Location: Pool Area
 Finding: Decking support
 Information: On the day of inspection it was noted that the front left corner of the front pool decking is not supported adequately. It will require a post to the front corner to provide satisfactory stability. To a degree, the deck had a bounce when walked on. It appears that there is currently a 50 x 50mm pine batten fixed to the front of the deck to provide support to the deck and support to the barrier / privacy wall .

The front corner cantilevers by approximately 1.5m.



Finding 2.02

Building: Yard
 Location: Pool Area
 Finding: Pool deck - Balustrade / wall
 Information: The front privacy wall / balustrade of the pool deck at the front left of the property is loose and does not feel stable.

A licensed builder or licensed carpenter could be appointed to provide necessary works to the wall.



Finding 2.03

Building:	Yard
Location:	All External Areas
Finding:	Site drainage - Inadequate
Information:	The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that surface water does not have continued flow through the site, around foundations or collect under or around the building. Stormwater should be carried away by regularly cleaned drains and downpipes should not discharge stormwater onto lower walls or plinths. Ground levels should be sloped to drain away from the building. Scouring was seen in the subfloor area around the post foundations.

Water damage and secondary defects are likely to occur if left unmanaged. Poor site drainage can lead to conducive conditions for timber pests and have an effect paths and hard stand areas such as paving. The paving around the pool area appeared to be affected by sub surface water.

Where site drainage is inadequate, a licensed landscaper should be consulted to further inspect the property and perform any remedial works as necessary.



Finding 2.04

Building: Main Building
 Location: Ensuite - Master
 Finding: Elevated moisture present - ensuite shower
 Information: Elevated moisture was noted in the tiled wall surfaces of the ensuite shower.

The levels varied at differing points throughout the recess. This could possibly be due to deteriorated grout and silicone sealants and / or plumbing fittings and fixtures. The grouts and sealants can break down over time and become porous, allowing moisture to enter the wall sheet surface behind the tiles. It was reported on the day that this shower has recently been sealed by a shower restoration service; therefore, the moisture detected in the tile surface may be residual. The readings on the reverse side,

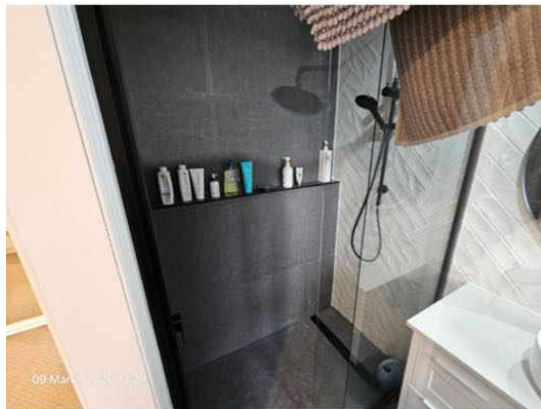
however, indicate that there may have been some penetration at the mixer tap. This should be assessed.

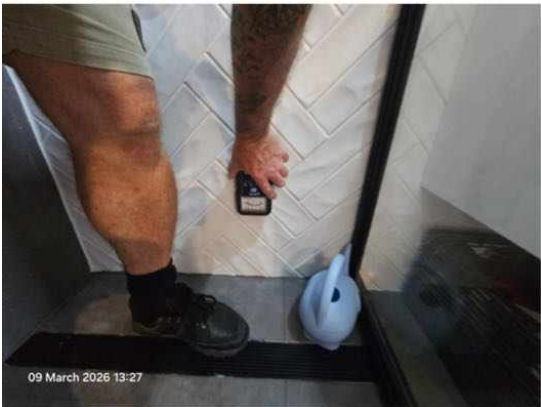
Moisture was also detected the in the walls on the reverse side of the shower in the bedroom. This wall surface is behind the tap combination.

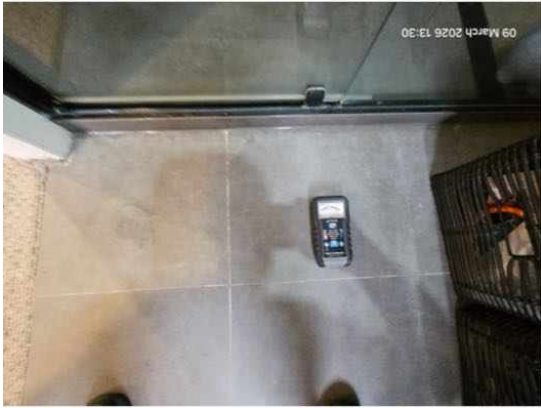
Plumbing, and shower fittings and fixtures, can be areas of water penetration if not installed correctly and sealed completely. Whenever a fitting is screwed / fitted to the tiled shower walls , the holes and fittings should be sealed with an appropriate sealant to prevent water from entering the wall cavity. This is a common fault.

Elevated moisture can attract timber pests and vermin, and produce conditions that promote timber pest attack, fungal growth and wood decay.

It is recommended that the moisture levels in these areas be monitored over time to confirm that the tiles surface restoration work was successful.





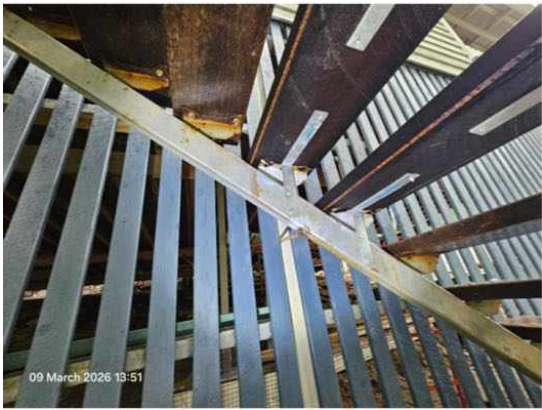


Minor Defect

Finding 3.01

Building: Main Building
Location: Front entry
Finding: External stairs - disrepair
Information: On the day of inspection the front exterior stairs were assessed for soundness. Whilst being reasonably firm to traffic, there is rust visible in brackets and fixings missing. A noticeable bounce was evident and may require support if the client desires.

A licensed carpenter or licensed builder may be required to replace affected building materials.





Finding 3.02

Building:	Yard
Location:	Front yard
Finding:	Retaining wall , timber - Defective
Information:	The retaining wall in this area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

Repair and replacement should be expected. A landscaper may be appointed to repair or replace the wall, at the discretion of the client.



Finding 3.03

Building:	Yard
Location:	Pool Area
Finding:	Paving - subsided
Information:	The external paved area to the pool area is uneven and subsided in places. This is most likely due to moisture induced subsidence over an extended period of time. Given the observed overland flow of water and site drainage issues, it is likely that excessive moisture has affected the base materials. This can be common issue if the substrate is not prepared correctly during the initial installation / laying and with

exposure to the elements over time the base compacts. The initial base substrate may not be suitable for a pool area and excessive water exposure.

Re-paving of the area could be done at the clients discretion.



Finding 3.04

Building: Main Building
 Location: As shown
 Finding: Downpipe leaking
 Information: During the inspection of the perimeter of the building it was noted that there was a leaking downpipe. Leaking downpipes can create excess moisture at the building perimeter, leading to conditions conducive attractive to timber pests.

The client could engage a plumber to assess and resolve the leak.



Finding 3.05

Building: Main Building
 Location: As shown
 Finding: Downpipe - Connection broken
 Information: The downpipes at the corners of the house show evidence of breakage and are not connected to the stormwater system adequately.

This leads to excessive moisture in the areas around the pipes and against the foundations of the house. This can lead to conducive conditions for timber pests and vermin infestation and have adverse effects on the foundations and external brickwork.

A licensed plumber may be appointed to repair the downpipe connections.



Finding 3.06

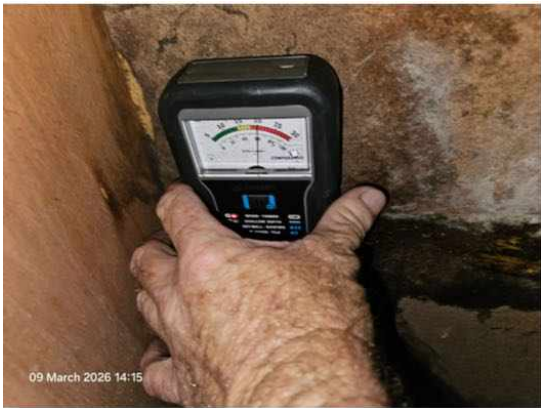
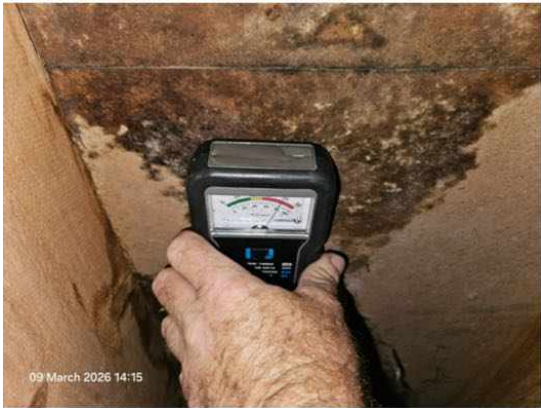
Building: Main Building
 Location: As shown
 Finding: Floor sheets - Water stained
 Information: Water staining to underside of the floor sheets in the areas beneath the bathroom, hallway and laundry were evident at the time of inspection. Water staining indicates that surfaces have been exposed to moisture over time. The stains did read as high in

moisture in some locations on the day of inspection; however they should be monitored over time and if they indicate an increase in moisture level, the floor surfaces and plumbing fixtures in these areas should be assessed. The conditions on the day were wet environmentally and it appears that some of the stains are remnants of a previous water leak. A current water leak has recently been repaired and it was reported that the elevated areas were from this bathroom shower rose leak. It is possible that many of these stains are remnants of a previous leak, occurring prior to the bathroom / ensuite renovations.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed. Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.







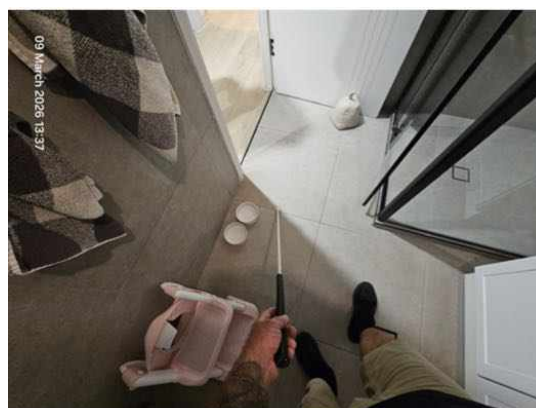
Finding 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. Please see the attached photos for locations.

The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles.

Specialist trades are available for these types of services. A licensed builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor or a tile adhesive injection service may be appointed to perform works as necessary.



Finding 3.08

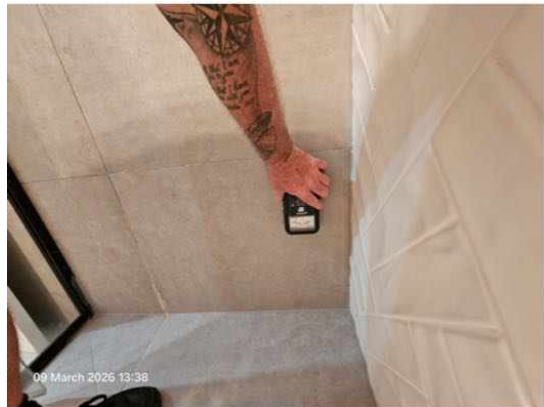
Building:	Main Building
Location:	Bathroom
Finding:	Elevated moisture present at the time of inspection - bathroom
Information:	Elevated moisture was noted in the tiled wall surfaces of the bathroom shower.

The levels varied at differing points throughout the recess. This could possibly be due to deteriorated grout and silicone sealants and / or plumbing fittings and fixtures. The grouts and sealants can break down over time and become porous, allowing moisture to enter the wall sheet surface behind the tiles. It was reported on the day that a shower restoration service was scheduled to attend to the grout and silicone and provide a seal to the shower surface.

Plumbing, and shower fittings and fixtures, can be areas of water penetration if not installed correctly and sealed completely. Whenever a fitting is screwed / fitted to the tiled shower walls, the holes and fittings should be sealed with an appropriate sealant to prevent water from entering the wall cavity. This is a common fault.

Elevated moisture can attract timber pests and vermin, and produce conditions that promote timber pest attack, fungal growth and wood decay.

It is recommended that the moisture levels in these areas be monitored over time to confirm a positive outcome of the shower alcove sealing.





Finding 3.09

Building: Main Building
Location: Laundry
Finding: No water service - laundry tub
Information: On the day of inspection, no water service was available from the laundry mixer.





Finding 3.10

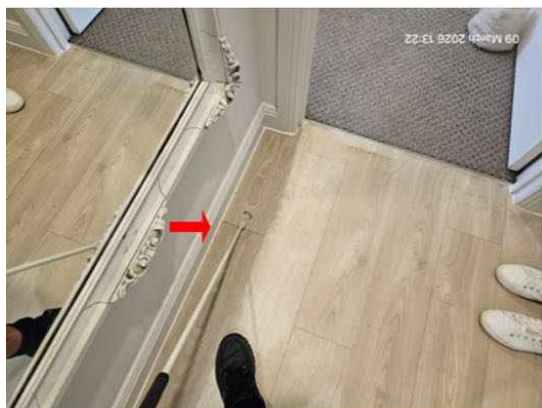
Building:	Main Building
Location:	Hallway
Finding:	Minor movement cracking
Information:	Minor movement cracking to the hallway wall, was observed at the time of the inspection.

Cracking of this nature is expected in this type of building and it appears to be associated with movement of the building elements. The fine but visible cracks can be patched and painted over by an experienced painter or handyman at the clients discretion.



Finding 3.11

Building:	Main Building
Location:	Hallway
Finding:	Floating floor - boards damaged
Information:	During the inspection two areas the flooring was noted as being damaged.



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:	As shown
Finding:	Wood rot / fungal decay
Information:	The timber components show evidence of wood rot in various sections of the timber.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong

the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A licensed carpenter or licensed builder should be consulted to advise on a solution for the affected building materials.





Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Registered/Licensed Builder
- Licensed Plumber
- 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

- This home appears sound and in good condition when compared to other homes of a similar age and construction type, with a range of major and minor defects, and maintenance items requiring attention.

The defects observed and noted mainly relate to incomplete works, and maintenance and repairs consistent with a home of this age and construction type.

The major defects identified and discussed warrant immediate attention to prevent further or possible deterioration. Site drainage, the handrails and the pool deck should be attended to without delay.

The moisture readings in the shower recess are consistent with grout and silicone degradation. It has been reported that tile surface restoration works have been scheduled; however, the moisture detected in the shower of the ensuite had aspects identified on the reverse side of the wall in the bedroom. This would warrant further investigation whether by a plumber assessing the plumbing fixtures and / or an invasive inspection of the wall cavity by this inspector.

There were also items pertaining to the pest management of the property, it would be advisable to attend to these in the short term.

Generally the home appears well built, and is in reasonably good condition.

Please note that any and all minor defects that are not rectified have the potential to become major defects over time. Attention to maintenance items and defects is advised. Should the intended purpose of the property be for rental purposes, diligence on the part of the property managers and property owners is prudent to the buildings continued integrity and a well maintained investment. Failure to do so may lead to ongoing defective items.

The report contains important information regarding the condition of the subject property. Please read the report thoroughly and in its entirety. Should there be any questions arising from the information

contained herein, please contact the inspector named on this report for clarification and explanation.

Should a referral to trades and services be required, we may be able to assist with this. Please contact the inspector of the day.

For further information, advice and clarification please contact Phillip Harrison on: 0408 583 355

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Laundry
 Finding: Ceiling access hatch - access obstructed
 Information: The ceiling space was not fully accessible due to the roof truss shown being positioned directly across the centre of the opening. The opening and the access are considered unsafe / difficult to attempt access.

Only a partial visual inspection from the ladder was possible.



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 prevent full inspections of the areas shown.

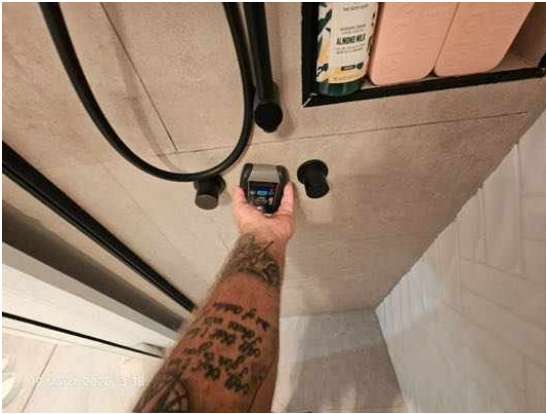


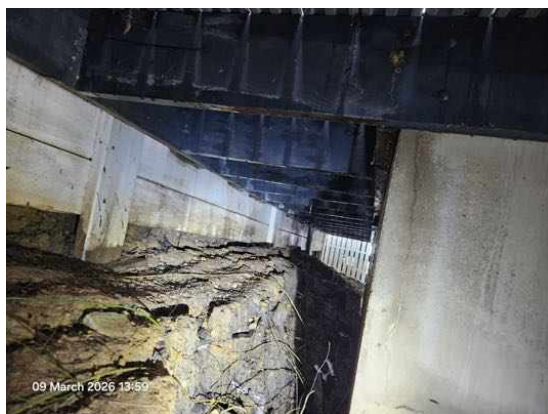
Noted Item

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









Noted Item

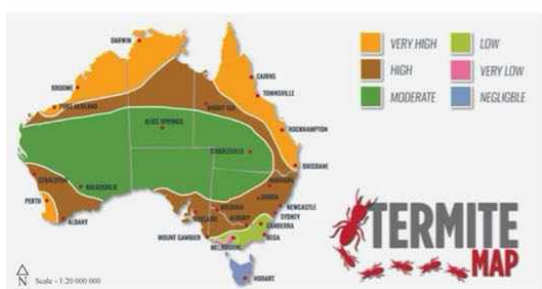
Building: Main Building
 Location: Meter box, kitchen cupboard
 Finding: Durable pest inspection notice - not assessable
 Information: On the day of inspection it was noted that the durable timber pest inspection / treatment notice was missing, not visible or out of date. These notices / stickers are to verify the timber pest inspection dates, the inspector, the currency and type of timber pest system / barrier in place or being used in and around the property.

It cannot be determined if an annual inspection programme is in place. Discuss the properties system with the vendor / agent and obtain copies of relevant documents if available. A programme will be required for 12 months from this inspection.

Annual, or more regular, inspections are crucial in maintaining and managing the properties timber pest risk profile. By not having regular inspections of the property raises the properties risk of undetected defects and damage. Without regular inspection at intervals of not greater than annually the buildings risk profile will be categorised as high. Properties with trees within 50m and with gardens close to the building are at greater risk and will have a high risk profile.

It is recommended that a licensed timber pest controller be contacted to assess the properties needs and provide costings for an annual inspection programme.

Review the attached map for Australia's termite zones and their risk profile.



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

Noted Item

- Building: Main Building
- Location: All External Areas
- 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 is a durable notice (to the inside of your meter box, and at times in the kitchen cupboard) or observable physical barriers installed to building perimeter and in ground reticulation systems.

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 builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry. It is strongly advised to read and become familiar with the barrier systems requirements and maintenance. The implementation of a licensed timber pest controllers inspection programme is strongly advised.

The building had a chemical barrier applied at construction. There is no evidence of a current barrier other than the visual inspection zone in the subfloor. In order for a barrier system to be effective, the property must have regular inspections at intervals of not greater than 12 months. Depending on the risk profile attributed to the property, these inspections may be recommended at lesser time periods.



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.