



BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 625 Browns Plains Rd, Crestmead QLD
4132, 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: Tue, 27 Jan 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 625 Browns Plains Rd, Crestmead QLD 4132, 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 maintenance items required.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. Live activity and/or damage from timber pest activity was found at the time. A termite treatment is required.

Section B General

General description of the property

| | |
|----------------------------|--|
| Building Type | Detached, Residential |
| Company or Strata title | No |
| Floor | Suspended Timber Frame, Piers - Concrete, Slab - Monolithic or Slab on Ground |
| Furnished | Unfurnished |
| No. of bedrooms | 3 |
| Occupied | Unoccupied |
| Orientation | North |
| Other Building Elements | Fence - Post and Rail Construction, Footpath, Driveway, Garage |
| Other Timber Bldg Elements | Deck, Architraves, Floorboards, Door Frames, Internal Joinery, Doors, Fascias, Skirting Boards |
| Roof | Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed |
| Storeys | High-Set |
| Walls | Timber Framed and Clad, Light Weight Wall Clad |
| Weather | Fine |

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Roof Exterior - Part
- Gardens
- Interior
- Subfloor
- 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 skillion or flat roof - no access
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Outside of the fencing.
- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Debris in gutters
- Debris or rubbish
- Appliances and equipment
- Above safe working height
- Areas of skillion or flat roof - no access
- Floor coverings
- Ceiling linings
- Evidence of recently painted walls or ceilings
- Overhanging vegetation
- 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

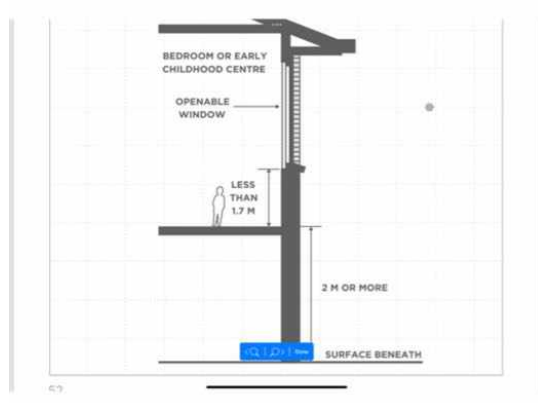
Safety Hazard

Finding 1.01

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.





Finding 1.02

Building: Main Building
 Location: Balcony > Existing
 Finding: Balustrade - Suspected Non-Compliance
 Information: The balustrade to the front balcony was measured and found to be (.840mm high) less than the present building regulation requirement of 1000mm high.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all

inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.



Finding 1.03

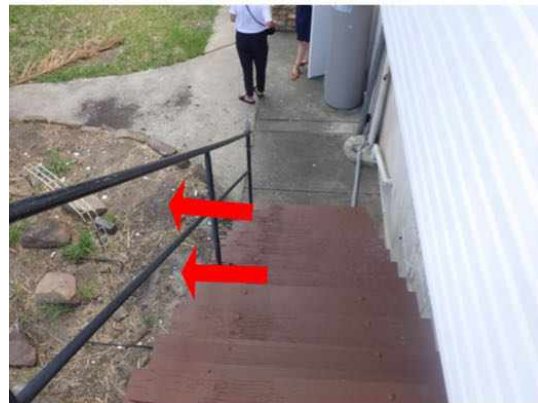
| | |
|--------------|---|
| Building: | Main Building |
| Location: | Stair Landing > Existing |
| Finding: | Balustrade - Suspected Non-Compliance |
| Information: | The balustrade to the rear stair area landing was measured and found to be (.840mm high) less than the present building regulation requirement of 1000mm high. Additionally the gaps between the balustrade railing were found to be (.370mm wide) greater than the present building regulation requirement of 125mm. |

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and balustrades are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder should be contacted to discuss possible rectification solutions.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

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

It is assumed the caps have been previously removed.

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



Finding 3.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Yard - Back > Ground Level |
| Finding: | Cracking in concrete slab - Category 1 |
| Information: | Cracking coded as Category 1 was identified in the driveway and footpaths 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: Yard - Back > Existing
Finding: Fencing - Deteriorated
Information:

It was noted at the time of inspection that sections of the fencing to the right side and rear of 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 3.04

Building: Main Building

Location: Stairs - External > Existing

Finding: Stair treads - Deteriorated

Information: It was noted at the time of inspection that a number of the external timber stair treads to the front and rear of the property have deteriorated (as per example photos). Typically timber stair treads deteriorate 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 or replacement of several elements timber stair treads may be required.

A licensed carpenter could be appointed to provide further advice and perform rectification works as necessary.





Finding 3.05

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Stair Landing > Existing |
| Finding: | Steel posts- Rusted or corroded |
| Information: | The steel support posts to the rear stair landing area 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 registered builder should be appointed to replace the support posts that have been severely affected by rust or water damage.



Finding 3.06

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Exterior walls - right side & rear > Existing |
| Finding: | Walls - Damaged |
| Information: | At the time of inspection the wall cladding to the ground floor exterior of property were found to have suffered deterioration and damage in a number of areas (as per example photos). The damage may have been sustained as a result of a number of possible causes, including minor impact damage. |

The damage to the wall cladding in these areas detracts from the appearance of the structure.

A licensed carpenter or general handyman could be engaged to undertake repair work.

NOTE - The lower area wall cladding maybe an asbestos containing materials.



Finding 3.07

Building: Main Building
 Location: Entry > Front
 Finding: Door - Binding/Jamming
 Information: Binding and/or jamming of the entry door on the door sill was evident during standard operation. This defect inhibits the functionality of affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door framing.

A door that binds to the associated door frame or sill may have several causes, such as poor installation of the door or deteriorated hinges.

A qualified carpenter or general handyperson could be appointed to perform minor rectification works at client discretion.



Finding 3.08

Building: Main Building
 Location: Living Room > Front Left, Centre Left
 Finding: Window - Broken latch
 Information: The window latches to the living room area sliding windows were found to be missing or broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the broken window catches is advised to improve the operational state of the associated windows.

An aluminium window service agent or general handyman should be appointed to repair/replace the window latch at the client's discretion.





Finding 3.09

Building: Main Building
 Location: Living Room > Existing
 Finding: Ceiling Surface - Disfigurement
 Information: At the time of inspection the living room area ceiling surface showed evidence of significant surface disfigurement (cause unknown).

The level of damage may be the result of previous calcimine paint issues. In older homes original calcimine paint can become unstable, leading to severe peeling and flaking.

It is highly recommended a licensed painting contractor be engaged for further investigation and/or rectification options.





Finding 3.10

Building: Main Building
Location: Living Room > Centre Right,Front Left
Finding: Internal Floor - Holes
Information: Holes were identified in the living room area timber floors. It is suspected that the holes are from a previously removed fixture or fittings.

All excessive holes to the timber flooring could be adequately filled by a suitable sealant or cork plug or stopper.

Such works may be conducted by a general handy man.



Finding 3.11

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Dining Room > Centre |
| Finding: | Ceiling Surface - Disfigurement |
| Information: | At the time of inspection the dining room area ceiling surface showed evidence of significant surface disfigurement (cause unknown). |

The level of damage may be the result of previous calcimine paint issues. In older homes original calcimine paint can become unstable, leading to severe peeling and flaking.

It is highly recommended a licensed painting contractor be engaged for further investigation and/or rectification options.



Finding 3.12

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Kitchen > Centre Left |
| Finding: | Tile - Cracked |
| Information: | Cracked tiles to the kitchen splash back area was identified at the time of inspection. Such defects are generally caused by impact. Cracked or broken tiled areas may also be a direct result of poor workmanship during the construction process. |

A tiling contractor could be appointed to perform repair works at the clients discretion.



Finding 3.13

Building: Main Building
 Location: Kitchen > Centre Left
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the kitchen 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 3.14

Building: Main Building
 Location: Hallway > Existing
 Finding: Ceiling Surface - Disfigurement
 Information: At the time of inspection the hallway area ceiling surface showed evidence of significant surface disfigurement (cause unknown).

The level of damage may be the result of previous calcimine paint issues. In older homes original calcimine paint can become unstable, leading to severe peeling and flaking.

It is highly recommended a licensed painting contractor be engaged for further investigation and/or rectification options.

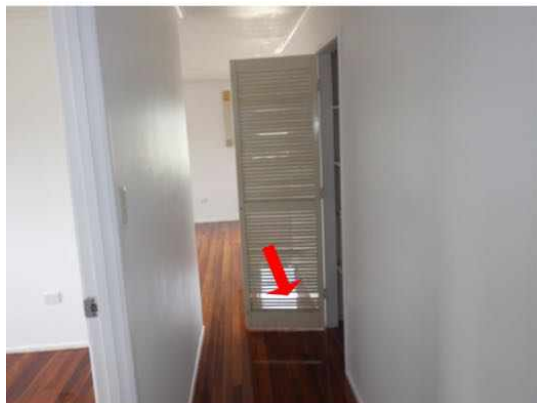


Finding 3.15

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Hallway > Centre Left |
| Finding: | Damaged Door |
| Information: | The linen cupboard door in the hallway has suffered damage to the bottom louvres. |

Damage occurs generally when the building materials have aged and decayed, but in this instance the damage appears to be the result of impact.

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

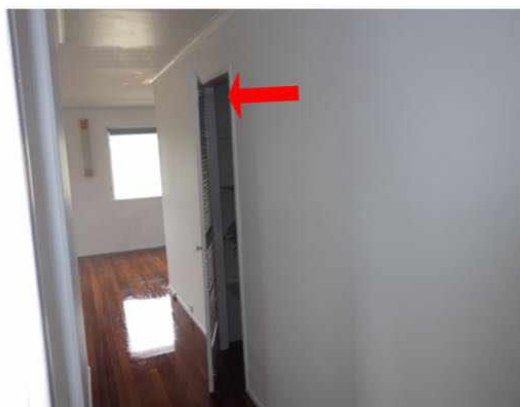


Finding 3.16

Building: Main Building
 Location: Hallway > Centre Left
 Finding: Door - Broken latch
 Information: The door latch to the linen cupboard door was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Replacement of the broken door catch is advised to improve the operational state of the associated door.

A general handyman could be appointed to replace the door latch at the client's discretion.

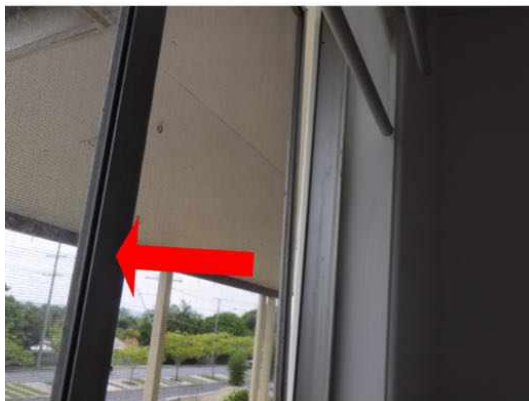


Finding 3.17

Building: Main Building
 Location: Bedroom 1 > Rear Right
 Finding: Window - Broken latch
 Information: The window latch to the bedroom 1 sliding window was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the broken window catch is advised to improve the operational state of the associated window.

An aluminium window service agent or general handyman should be appointed to repair/replace the window latch at the client's discretion.



Finding 3.18

Building: Main Building
 Location: Bedroom 1 > Rear Right
 Finding: Ceiling - Water stained
 Information: Water staining to ceiling linings in the bedroom 1 area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

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

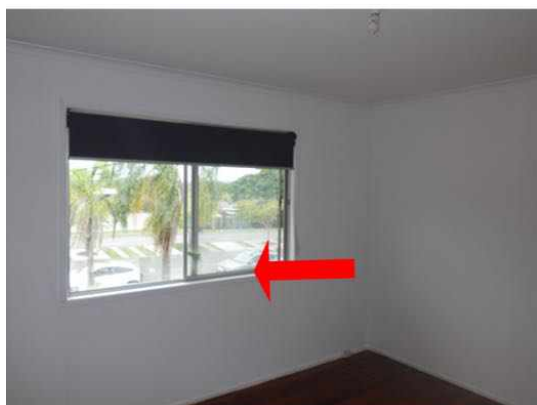


Finding 3.19

Building: Main Building
Location: Bedroom 2 > Centre,Rear
Finding: Window - Stiff to Slide
Information: The aluminium sliding window in bedroom 2 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 3.20

Building: Main Building
Location: Bedroom 2 > Front Left
Finding: Internal Floor - Holes
Information: Holes were identified in the bedroom 2 area timber floors. It is suspected that the holes are from a previously removed fixture or fittings.

All excessive holes to the timber flooring could be adequately filled by a suitable sealant or cork plug or stopper.

Such works may be conducted by a general handy man.



Finding 3.21

Building: Main Building
 Location: Bedroom 3 > Front
 Finding: Door stop - Missing
 Information: The bedroom 3 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.



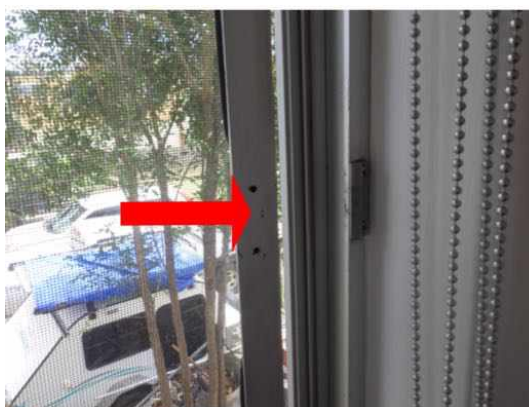
Finding 3.22

Building: Main Building
 Location: Bedroom 3 > Rear Right, Centre Left
 Finding: Window - Broken latch
 Information: The window latches to the bedroom 3 sliding windows were found to be missing or broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the broken window catch is advised to improve the

operational state of the associated windows.

An aluminium window service agent or general handyman should be appointed to repair/replace the window latch at the client's discretion.



Finding 3.23

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bedroom 3 > Rear Left |
| Finding: | Internal Floor - Holes |
| Information: | Holes were identified in the bedroom 3 area timber floors. It is suspected that the holes are from a previously removed fixture or fittings. |

All excessive holes to the timber flooring could be adequately filled by a suitable sealant or cork plug or stopper.

Such works may be conducted by a general handy man.

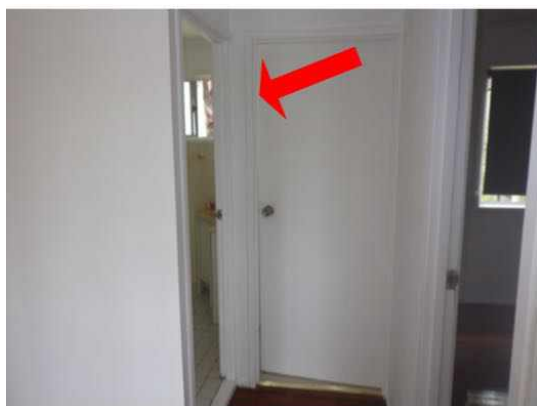


Finding 3.24

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Toilet (WC) > Front |
| Finding: | Door - Binding/Jamming |
| Information: | Binding and/or jamming of the WC door on the door frame was evident during standard operation. This defect inhibits the functionality of affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door framing. |

A door that binds to the associated door frame or sill may have several causes, such as poor installation of the door or deteriorated hinges.

A qualified carpenter or general handyperson could be appointed to perform minor rectification works at client discretion.



Finding 3.25

Building: Main Building
 Location: Bathroom > Rear Right
 Finding: Soap holder - Damaged
 Information: The bathroom area soap holder was found to be damaged at the time of inspection.

A general handyperson may be required to replace the damaged soap dish.



Finding 3.26

Building: Main Building
 Location: Roof Exterior > Existing
 Finding: Roof Photos
 Information: Roof area photos were taken with the DJI Mini 3 Drone flown over the roof at the time of inspection.

The metal ridge capping to the roof sheeting was found to be suffering from surface rust along the full length.

A qualified metal roofing contractor could be engaged to provide further advice and/or undertake rectification work.





Finding 3.27

Building: Shed
 Location: Eaves > Centre Right
 Finding: Eaves - Damaged
 Information: At the time of inspection the eaves around the exterior of the shed area were found to have suffered deterioration and damage in a number of areas. The damage may have been sustained as a result of a number of possible causes, including poor roof drainage, leaking roof plumbing or minor impact damage.

The damage to the eave sheeting in these areas detracts from the appearance of the structure.

Where eaves show moderate to severe damage, remedial works may be required. Where water damage is suspected as being the underlying cause, appointment of a licensed plumber is advised as a matter of urgency to identify the source of the water leak.





Finding 3.28

Building: Shed
 Location: Exterior walls - front > Centre
 Finding: Wood Rot
 Information: At the time of inspection an area of the timber facing board and/or cladding to the front of the shed showed signs of wood rot. The wood rot damage appears to be caused from excessive moisture in the area.

The full extent of the wood rot damage was undetermined, due to the front wall areas being covered with a PVC type fabric.

The client could engage a qualified carpenter to investigate further and undertake repair work as required.





Finding 3.29

Building: Shed
Location: Roof Exterior > Rear
Finding: Gutter - Rusted
Information: Upon inspection of the shed area exterior guttering, evidence of significant rust or damage was identified.

Metal gutters generally comprise of sections of guttering, which join and overlap. These intersections are particularly prone to lift at the edge and consequently rust at these points.

A roofing contractor could be appointed to assess the damage to the roof guttering and to perform remedial works as necessary.





Finding 3.30

Building: Shed
 Location: Exterior walls - rear > Rear Right
 Finding: Window - missing
 Information: The window panel to the shed area rear right sliding window was found to be missing at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

Replacement of the missing window panel is advised to improve the operational state of the associated window.

An aluminium window service agent or general handyman should be appointed to replace the window panel at the client's discretion.



Finding 3.31

Building: Shed
 Location: Internal Areas > Ground Level
 Finding: Cracking in concrete slab - Category 1
 Information: Cracking coded as Category 1 was identified in the shed area concrete floor 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.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Exterior walls - right side & rear > Centre Right, Centre, Rear |
| Finding: | Evidence of termite damage - minor |
| Information: | Despite no live termite or timber pest activity being found, previous termite damage was found to have affected the timber wall framing in the ground floor garage area. This damage is considered to be inactive and is minor in nature. |

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. The level of damage appeared to be non- structural and is generally only considered to be superficial.

A licensed carpenter could be engaged to undertake repair work.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: Yard - Back > Ground Level
Finding: In ground - Tree Stumps
Information: At the time of inspection there was tree stumps and timber on/in ground areas to the front and rear of the property (as per example photos).

Any timbers in direct ground contact provide opportunity for concealed termite activity and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Removal or chemical treatment of any untreated timber or tree stumps which are in direct contact with external ground is highly recommended. Frequent pest inspections are advised to readily identify any termite activity in these areas.





Finding 6.02

Building: Main Building
 Location: Yard - Back > Rear Left
 Finding: Garden Beds - Conditions Conducive to Termites
 Information: Garden beds and external landscape areas were found to contain tree stumps, debris and garden waste at the time of inspection (as per example photos). These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress. Removal of any garden debris or vegetation is advised. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.03

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior walls - right side & rear > Ground Level |
| Finding: | In ground contact |
| Information: | The timber framing fixed to the exterior wall cladding is in direct contact with the finished ground surface or concrete slab in the ground floor garage area. |

Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the ground retains moisture or damp conditions against the timbers.

Ideally these types of timber members would be clear of the ground area by a minimum of 50mm to provide a clear inspection zone.

Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.04

| | |
|-----------|---------------------|
| Building: | Main Building |
| Location: | Subfloor > Existing |
| Finding: | Metal Ant Caps |

Information:

A number of the timber termite barrier, metal ant caps to the tops of the concrete piers in the ground floor garage area have been concealed or altered which severely compromises the integrity of the system (as per example photos).

Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, timber termite barrier, metal ant caps are designed to easily identify termite or pest ingress from stumps, brickwork or piers to the adjoining timber bearers.

Where ant caps have been compromised, a licensed carpenter or builder should be engaged to replace or repair the metal ant caps as a matter of priority.

Frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.





Finding 6.05

Building: Shed
Location: Roof Exterior > Rear
Finding: Vegetation
Information: At the time of inspection there was vegetation growing over external roof and wall areas to the shed on the left side of the property.

The vegetation over growing roof and wall areas should be trimmed back clear of the external surfaces. The grass and other vegetation heights should be maintained around the perimeter of the building to allow for an inspection zone around the building exterior.



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- Asbestos Inspector
- As identified in summary and defect statements
- Licensed Plumber
- Registered/Licensed Builder
- Registered Roofing Contractor

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 condition.

It does however have some safety 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 there is significant disfigurement to ceiling linings surfaces in the upper level. Additionally the original timber weatherboard exterior wall cladding and timber fascia's to the upper level of the building has been covered with a light weight type cladding material which has severely limited full inspection and/or the condition of the exterior walls and fascia's.

At the time of inspection there was no live timber termite activity found, but evidence of a previous timber termite damage was observed in the ground floor garage exterior wall framing.

A previously installed physical termite barrier was noted, in the form of metal ant caps to exterior wall brickwork and concrete piers.

At the time of inspection it was noted a number of the metal ant caps have been altered or compromised, it is highly advised a qualified builder is engaged to re-install or replace the metal ant caps to restore the timber termite barrier system as required.

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

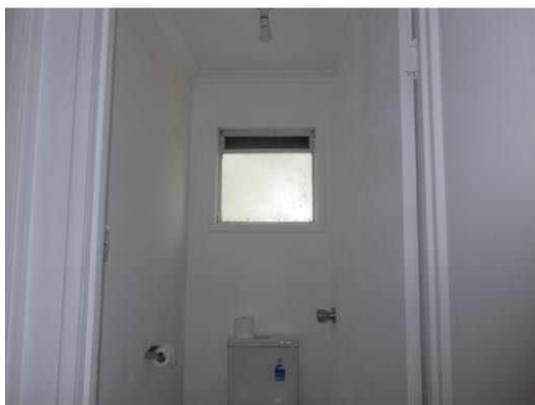
Noted Item

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



Noted Item

Building: Main Building
Location: Toilet (WC)
Finding: Additional Photos
Information: Additional photos are provided for your general reference

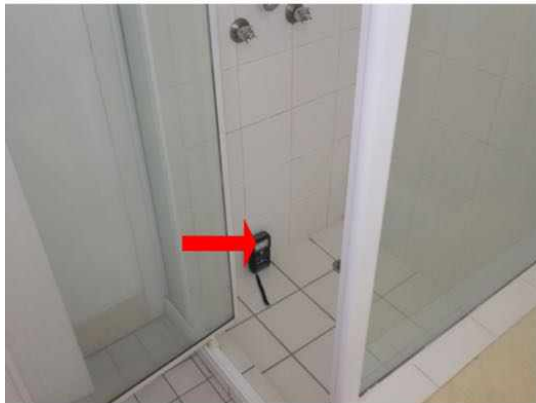


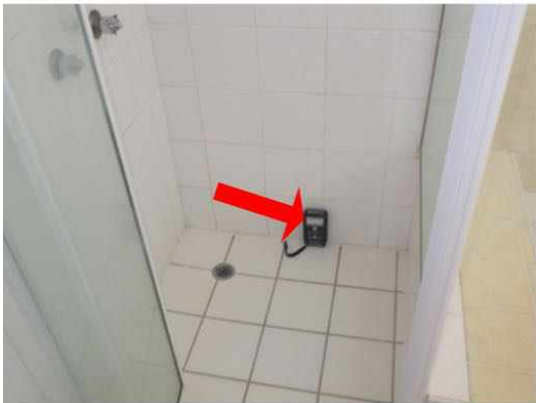
Noted Item

Building: Main Building
Location: Bathroom > Rear Left

Finding: Moisture Level Readings

Information: At the time of inspection the bathroom shower cubicle areas checked with the Tramex Moisture Meter returned low - normal moisture level readings.





Noted Item

Building: Main Building
Location: External Areas > Existing
Finding: Asbestos - Suspected ACM Identified on Site
Information: At the time of inspection it was suspected exterior wall cladding and eaves linings may be of asbestos containing materials.

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building materials containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

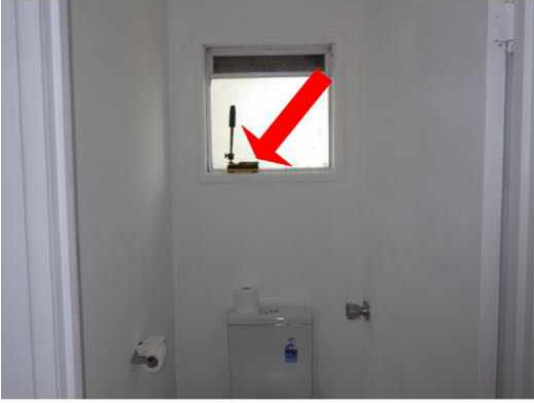
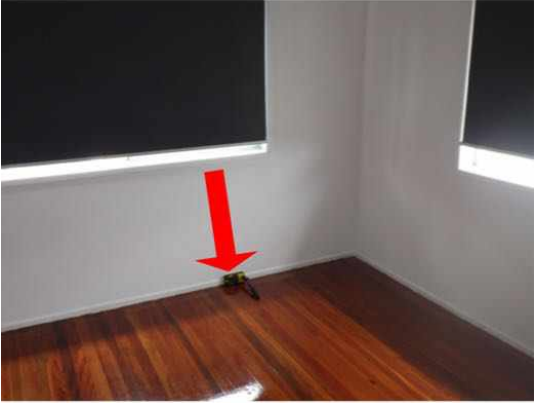




Noted Item

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: | Subfloor > Existing |
| 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 in the form of metal ant caps were observed in the subfloor garage area, although a number of the metal ant caps have been compromised, which will require replacement or repair.

This system requires regular annual inspections.

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.