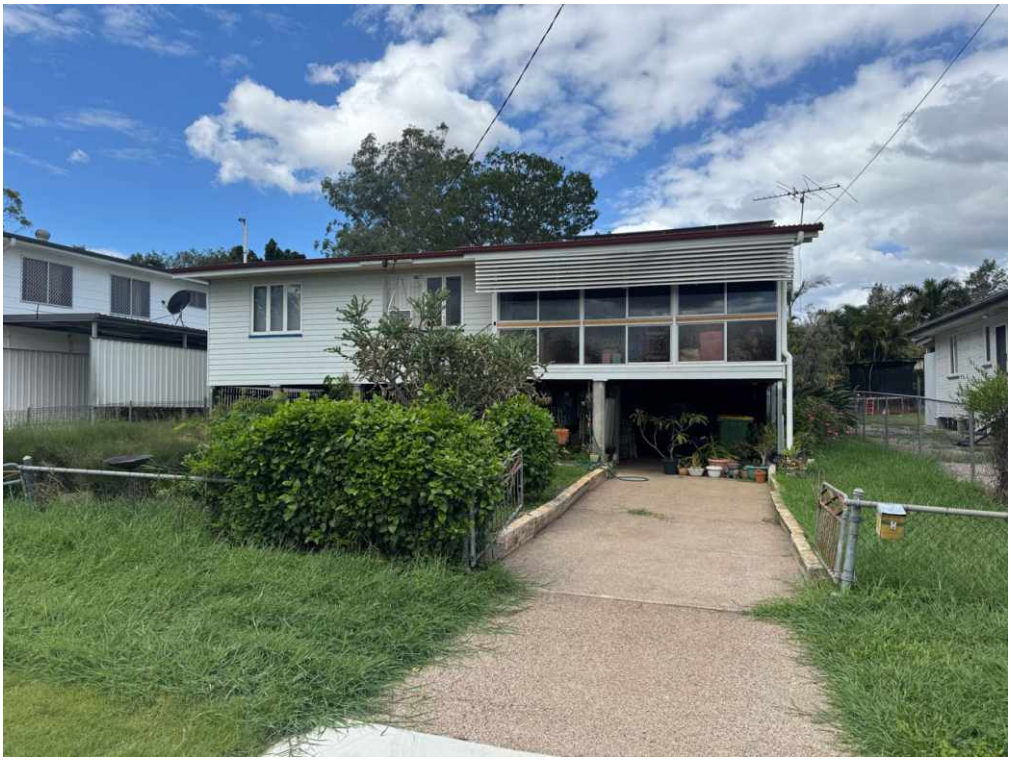
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: 8 Cross St, Raceview QLD 4305, Australia



Contents

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

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

Original Inspection Date: Mon, 30 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	8 Cross St, Raceview QLD 4305, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Scott Abikhair Ph: 0447 249 447 Email: Kuraby@jimsbuildinginspections.com.au
Company Name:	Jim's Building Inspections Kuraby
Company Address and Postcode:	Kuraby 4112
Company Email:	Kuraby@jimsbuildinginspections.com.au
Company Contact Numbers:	0447 249 447

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: N/A

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 poor condition with safety hazards identified. Major and minor defects were also found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Piers - Concrete, Piers - Steel, Suspended Timber Frame
Furnished	Unfurnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	West
Other Building Elements	Driveway, Fence - Perforated Materials / Wire Mesh, Footpath
Other Timber Bldg Elements	Architraves, Doors, Door Frames, Floorboards, Internal Joinery, External Joinery, Skirting Boards, Timber Wall Panelling, Weatherboards, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	High-Set
Walls	Timber Framed and Clad, Weatherboards, 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

- Interior

- Roof Exterior - Part

- Roof Void - Part

- Stumps

- Subfloor - Part

- 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:

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Subfloor - Part.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Ceiling linings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Stored items

- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

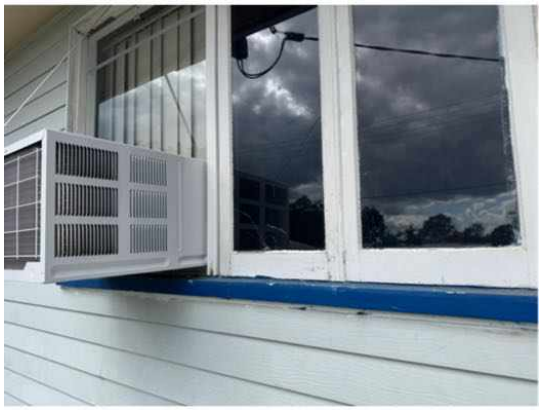
Building:	Main Building
Location:	Front & Rear Elevations
Finding:	Windows - Cracked
Information:	At the time of inspection cracking in a number of windows located at both the front and rear of the building was identified.

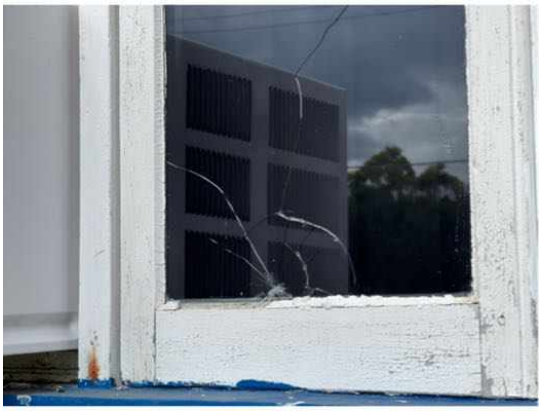
Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

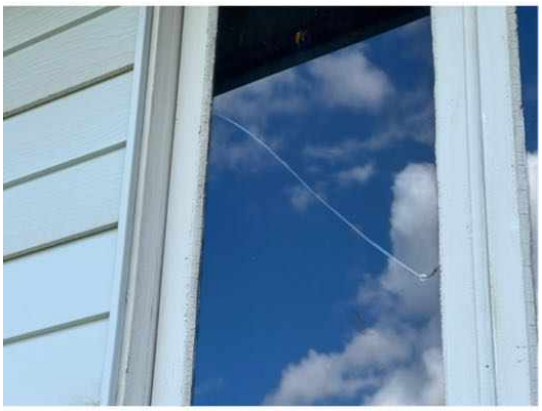
The likelihood of this windowpane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required.

Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.







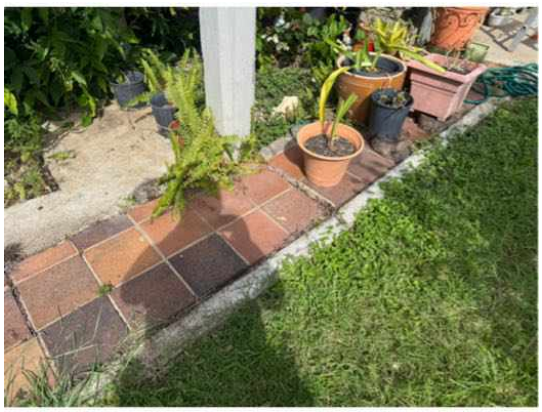
Finding 1.02

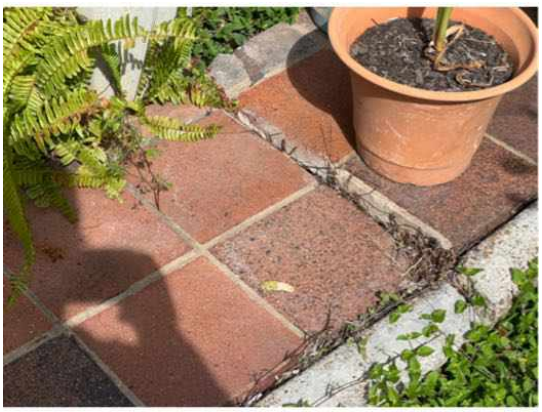
Building:	Yard
Location:	Yard - Front
Finding:	Paving - Uneven
Information:	Sections of the external paving located in the front of the property are uneven, creating a potential trip hazard.

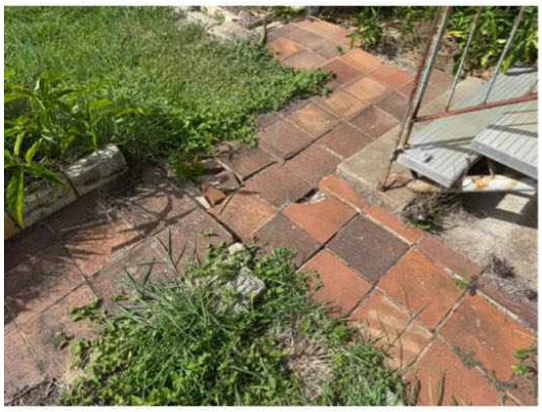
It appears as though the area has been subject to rough installation, or that paving sections have lifted due to movements in the foundations.

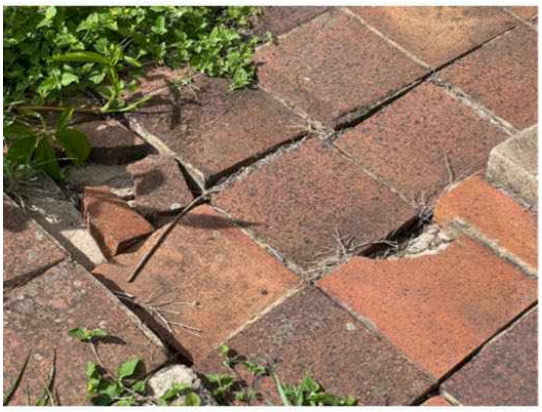
Where paving creates a trip hazard, personal injury may ensue if due caution is not taken by all persons within this area.

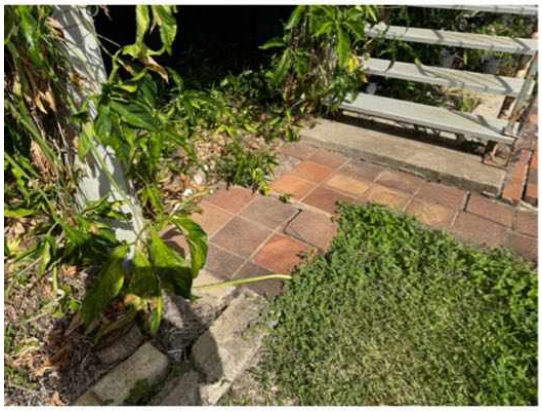
Re-paving of the area is required as soon as possible to remedy this situation. Further consultation with a specialist concreter is advised.

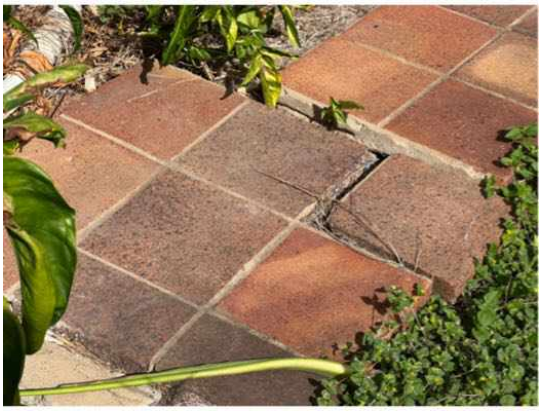


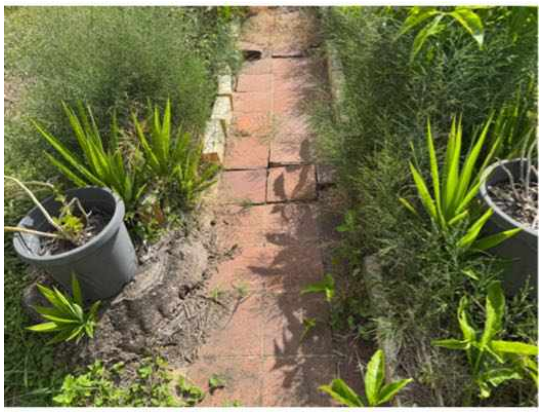


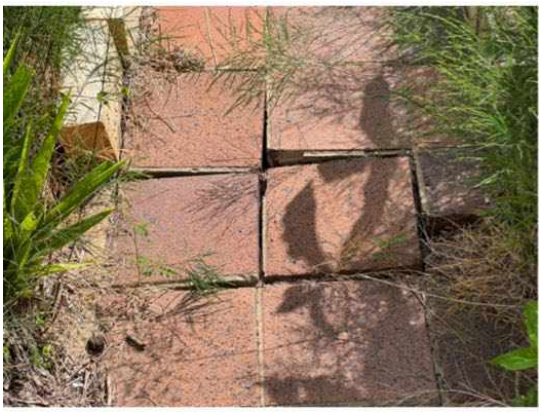


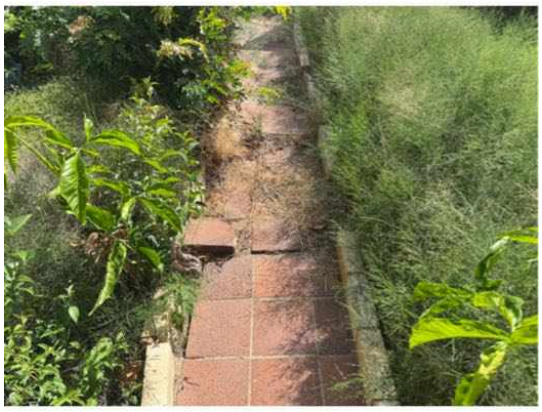


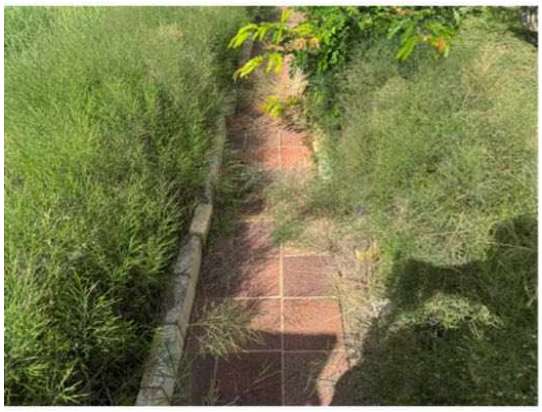


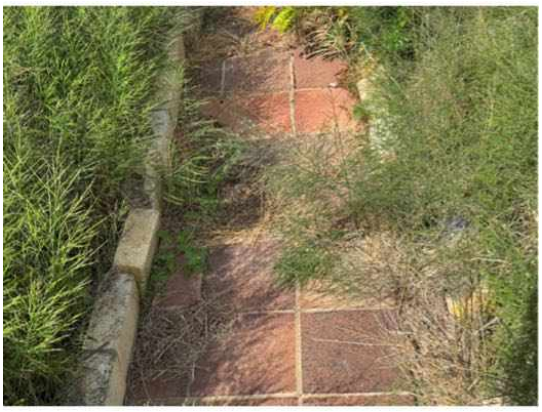












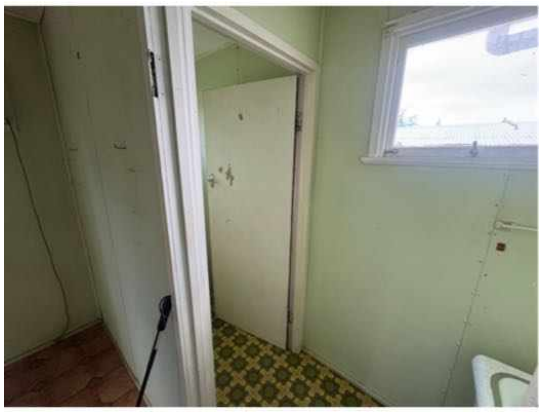
Finding 1.03

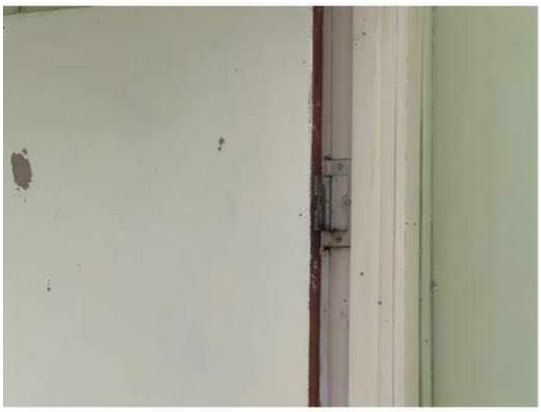
Building:	Main Building
Location:	Toilet (WC)
Finding:	Door - Safety Hinges Missing
Information:	At the time of inspection the toilet door was found to be missing safety hinges.

Current Australian building laws require that in an emergency, the toilet door can be removed by someone from the outside. For example, in most cases, toilet doors must open outwards, slide, or be readily removable from the outside of the compartment. This requirement applies if the space between the toilet pan and the door is less than 1200mm.

An inward swinging toilet door with lift-off hinges will typically have a gap between the top of the door and the underside of the head of the door frame. This is to allow sufficient movement upward, so the pin in the door hinges can slip out of the hinge blades screwed to the side of the door frame or style. A suitable door latch allows the door to be lifted upward and away.

Installation of safety hinges to the door should be carried out as soon as possible by a licensed carpenter or general handyman.



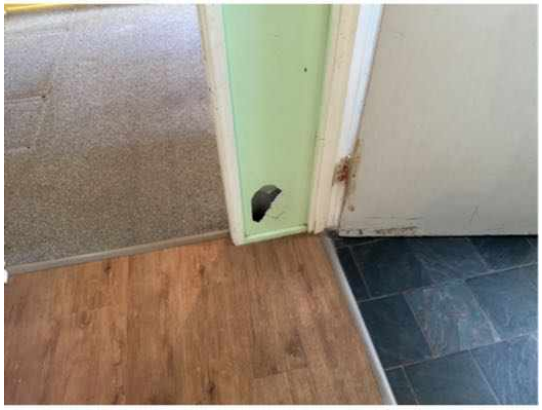


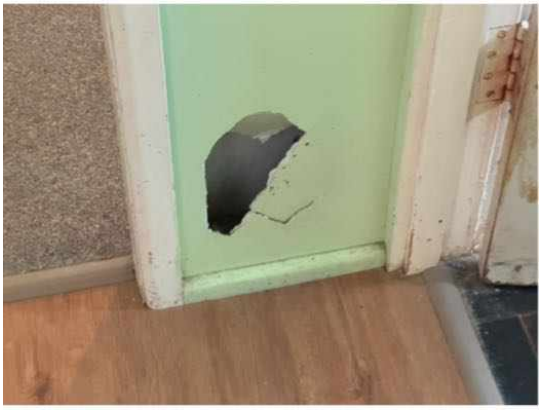
Finding 1.04

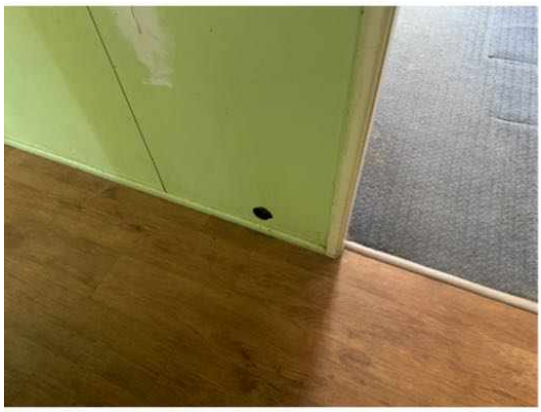
Building:	Main Building
Location:	All Areas
Finding:	Asbestos - Suspected ACM in Hazardous Condition
Information:	Reporting on Asbestos Containing Materials (ACM) is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a high risk of the internal wall linings containing asbestos. Furthermore the materials in question are considered to be in a hazardous condition.

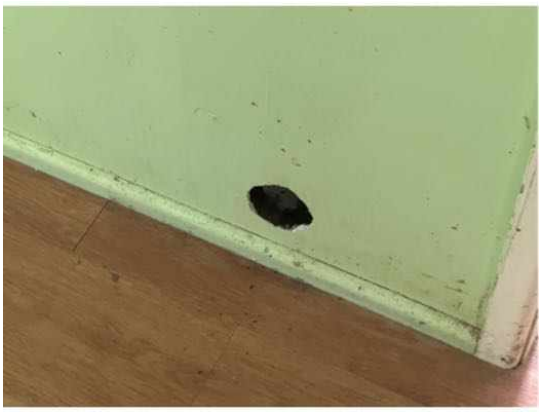
As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

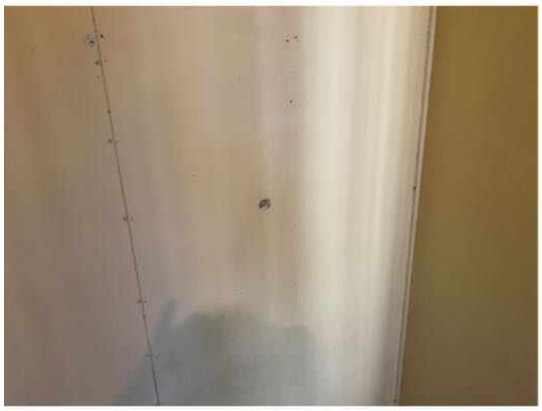
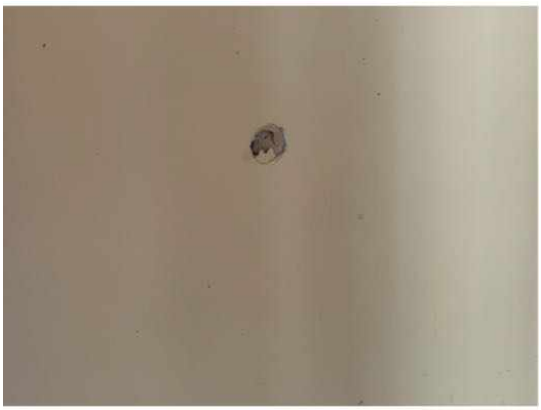
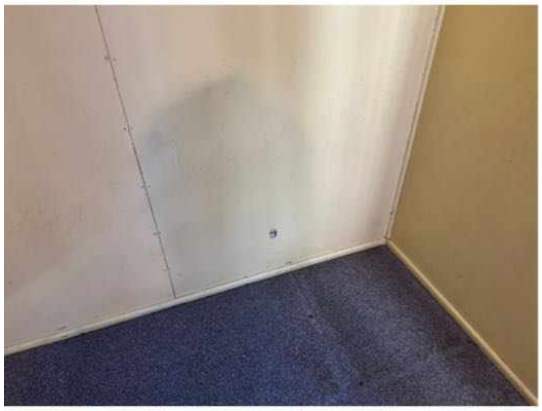
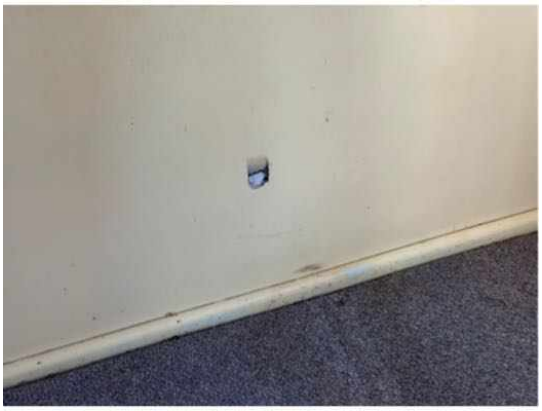
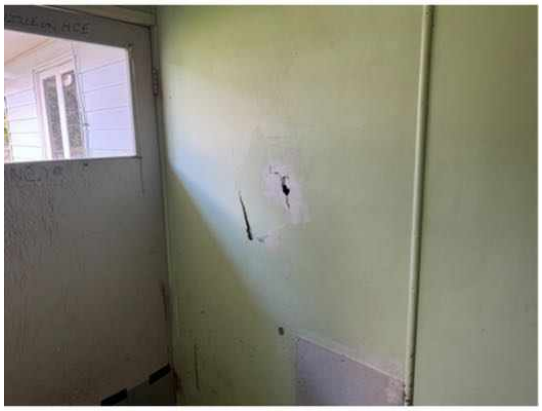
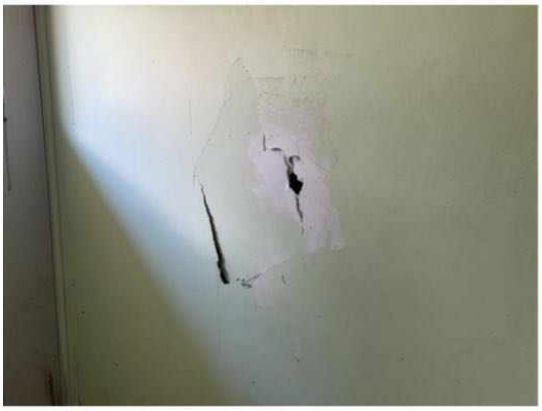
In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

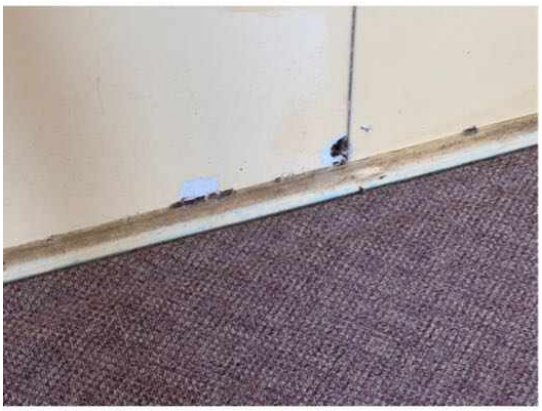










Major Defect

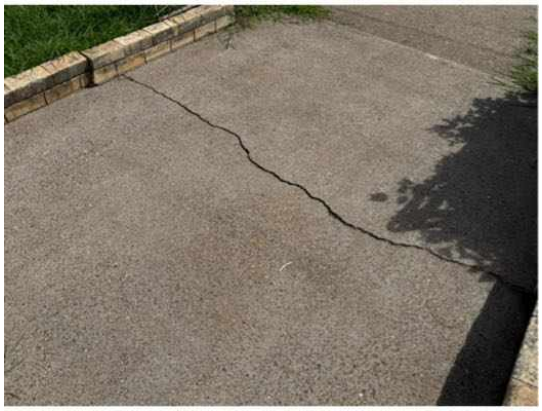
Finding 2.01

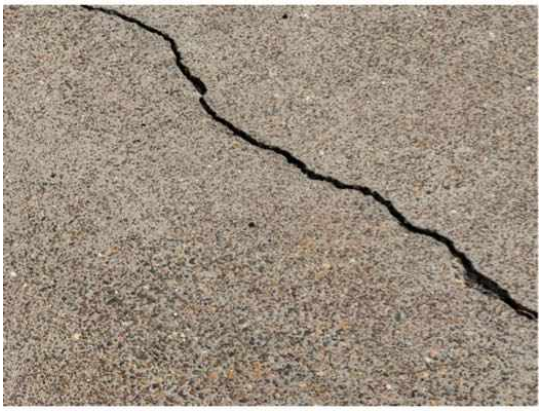
Building:	Yard
Location:	Yard - Front
Finding:	Cracks in Concrete Slab - Category 3
Information:	A number of cracks coded as Category 3 were identified in the driveway slab.

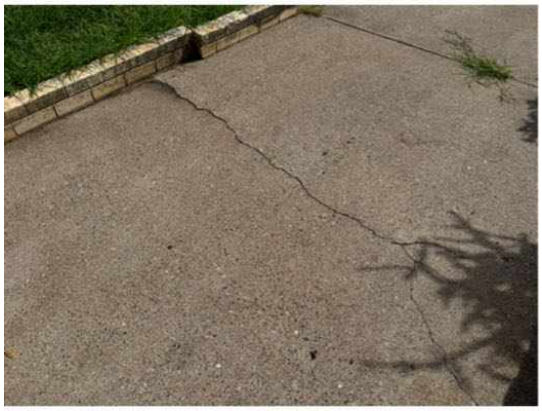
A Category 3 crack is described as a wide crack with obvious curvature or change in level affecting the slab. The approximate width of the crack to be considered Category 3 is greater than 2.0mm, or a change in offset of 15-25mm when a 3m straight edge is placed over the defect.

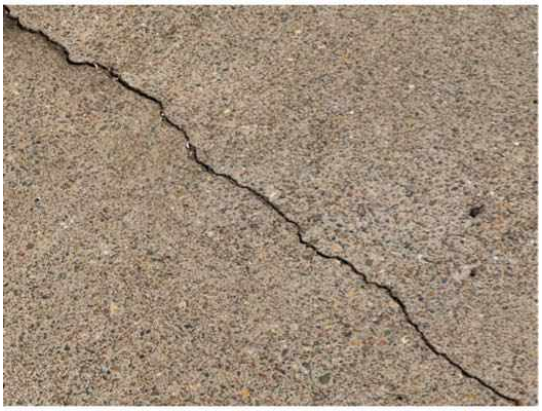
Category 3 cracks to slabs exceed allowable Standards and Tolerances, and are considered defects requiring attention. At a minimum these cracks should be filled with a flexible sealant to prevent water entry points.

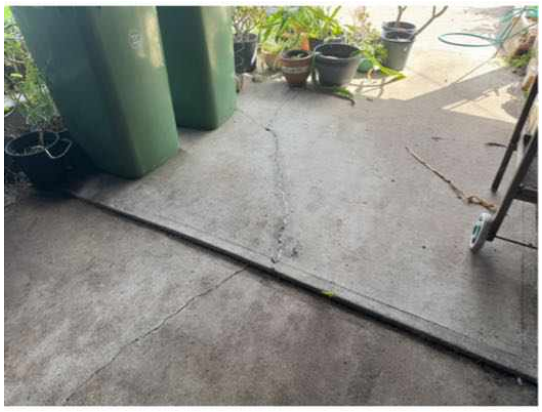
A qualified concreter or general handyman should be engaged to perform rectification works as required.

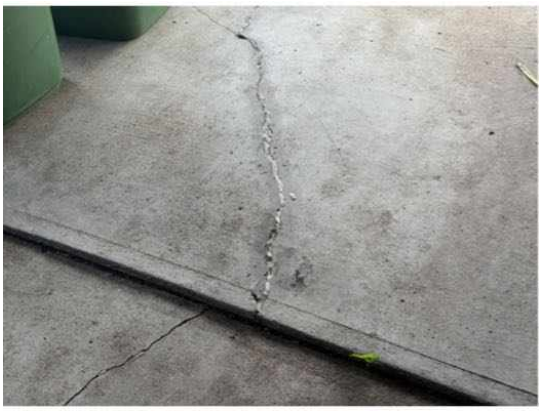












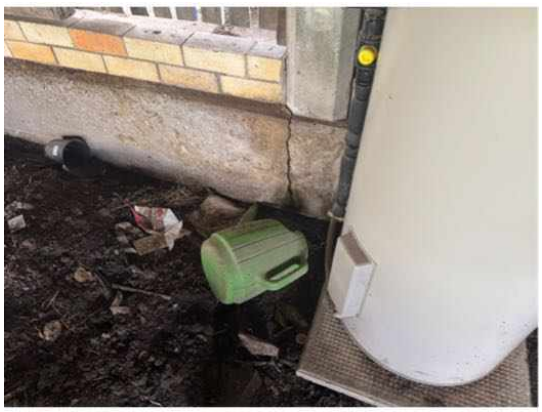
Finding 2.02

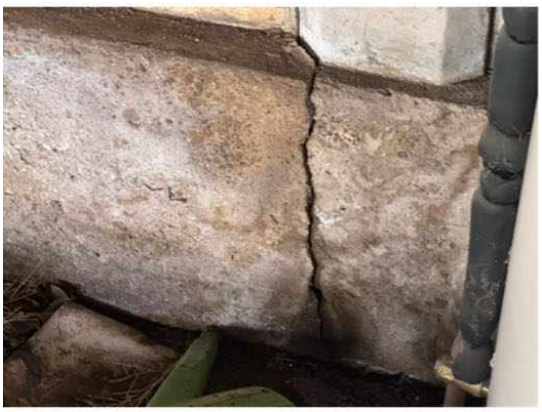
Building:	Main Building
Location:	Subfloor
Finding:	Cracks in Concrete Wall - Category 4
Information:	A number of cracks coded as Category 4 was identified in the concrete retaining walls located in the subfloor of the building.

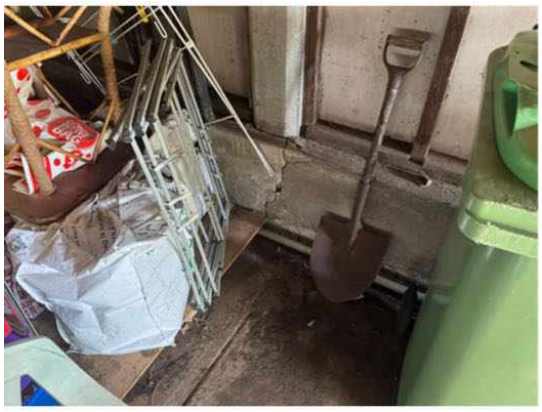
A Category 4 crack is described as a crack that appears as a gap in the concrete with disturbing curvature or change in level affecting the wall.

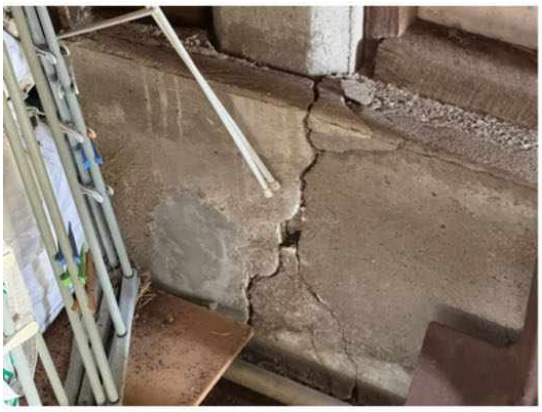
The approximate width of a category 4 crack or gap is 4mm-10mm or a change in offset of greater than 25mm when a 3m straight edge is placed over the defect.

A structural engineer should be engaged to provide advice on any remedial works required.









Finding 2.03

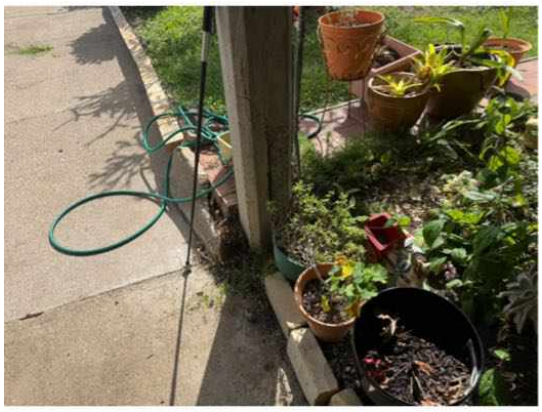
Building:	Main Building
Location:	Subfloor
Finding:	Concrete Stumps - Spalling
Information:	At the time of inspection a number of concrete stumps located throughout the subfloor area were found to have deteriorated with spalling, also known as concrete cancer.

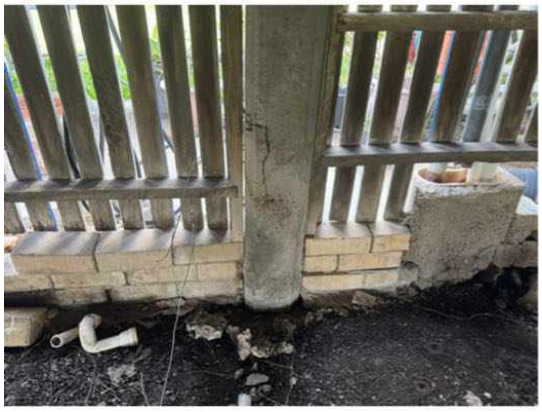
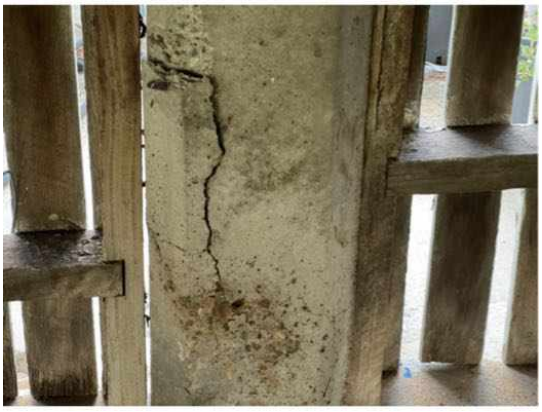
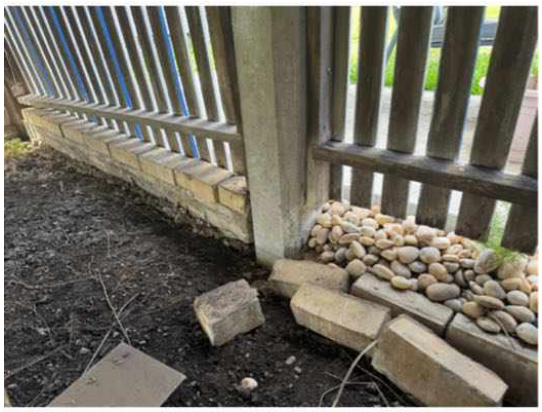
Concrete cancer is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Concrete cancer may also originate from poor water proofing, inferior quality concrete, improper concrete curing or chemical reactions to alkaline in the soil.

In some instances repairs are possible, however repairs will generally involve extensive works including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

Ultimately the cause of the concrete cancer must also be addressed otherwise the problem is likely to reoccur. Treatment of concrete cancer can be expensive and if left unmanaged the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards.

The client is advised to exercise caution and to prepare for the potential cost of remedial or replacement works. A registered builder specialising in re-stumping of houses should be appointed to assess the condition of the concrete stumps and provide advice on remedial works required. This defect should not be left unmanaged.



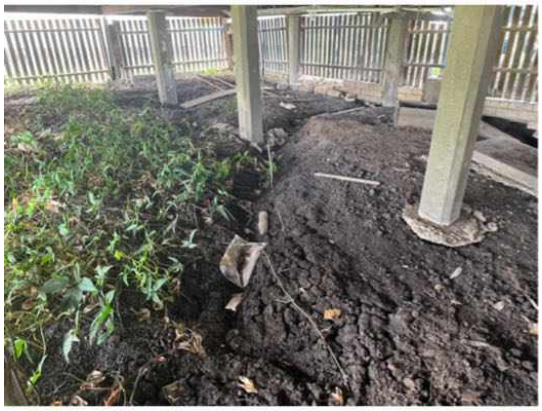
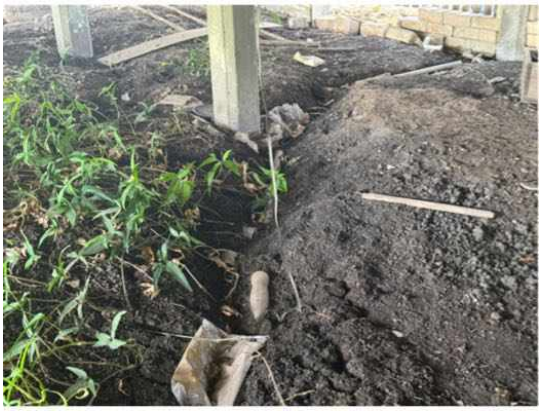
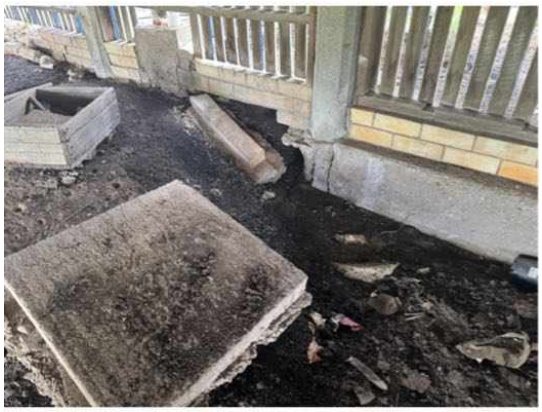
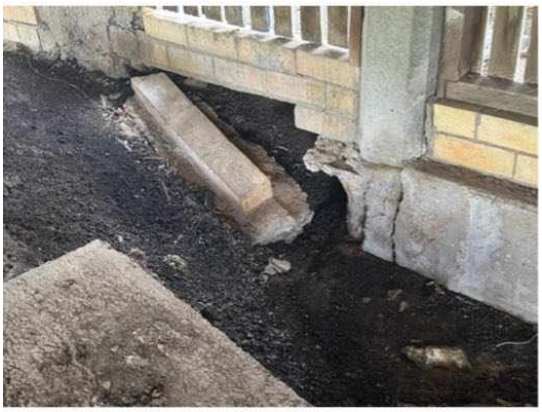
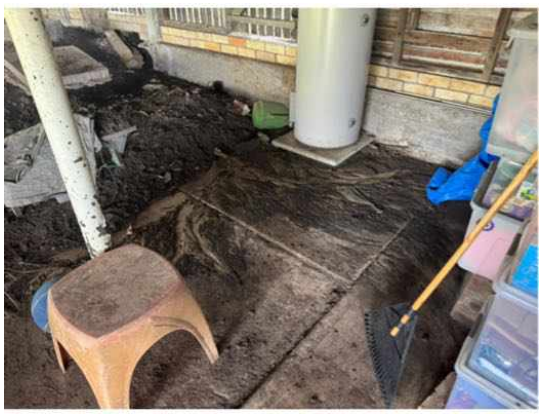
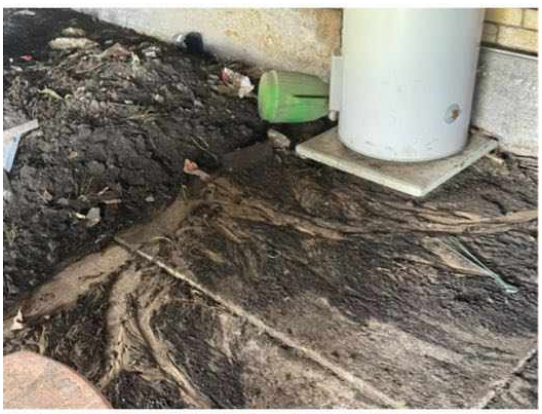

Finding 2.04

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor Drainage - Inadequate
Information:	The site drainage in the subfloor 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 water does not lie against the base of walls or around stumps and piers. Surrounding paths and ground levels should be sloped to drain water away from the building. Downpipes should not disgorge stormwater onto lower walls, footings or stumps. Stormwater should be carried away by large regularly cleaned

drains.

Where site drainage is inadequate a qualified drainage plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Finding 2.05

Building:	Main Building
Location:	Subfloor
Finding:	Concrete Piers - Leaning
Information:	It was noted at the time of inspection that a number of the concrete piers located in

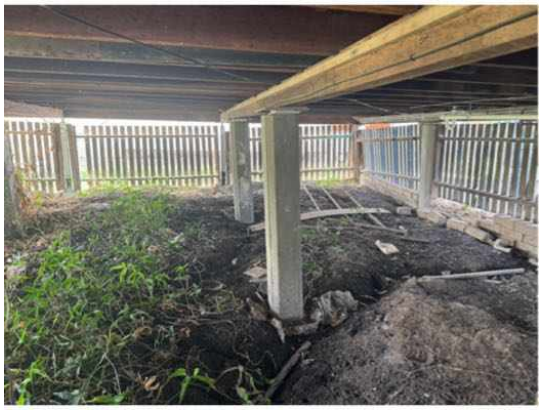
the subfloor have developed significant leans.

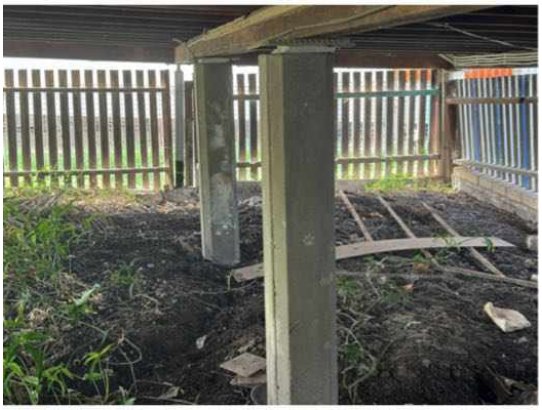
This defect is not common and is suspected to have been caused by subsidence of the adjacent footings.

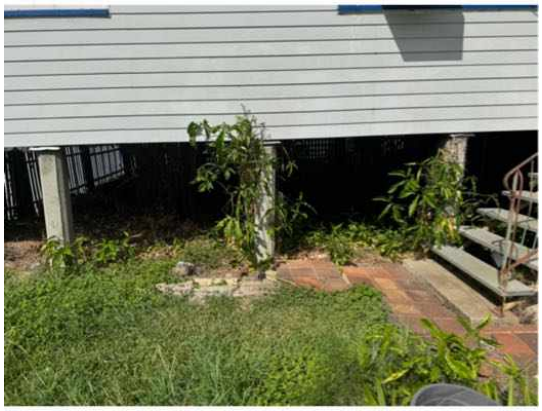
Some of the secondary defects associated with leaning piers include uneven flooring, visually-observable subsidence or major cracking within the property.

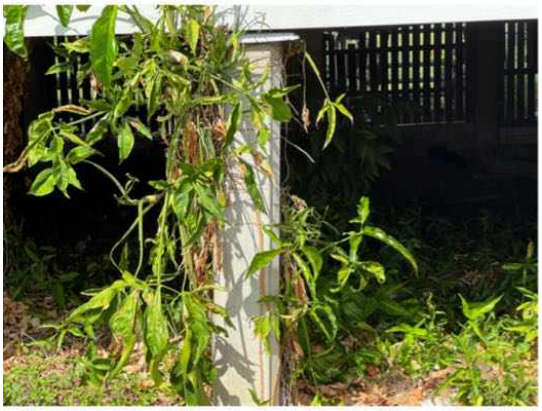
The client should be prepared that in purchasing a property with leaning piers, the need to restump the property in the short- to medium-term future is highly likely, which involves expensive works.

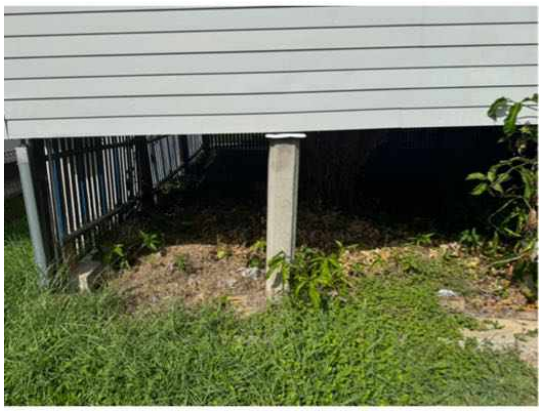
A structural engineer may be appointed to provide advice on the structural integrity of the piers.

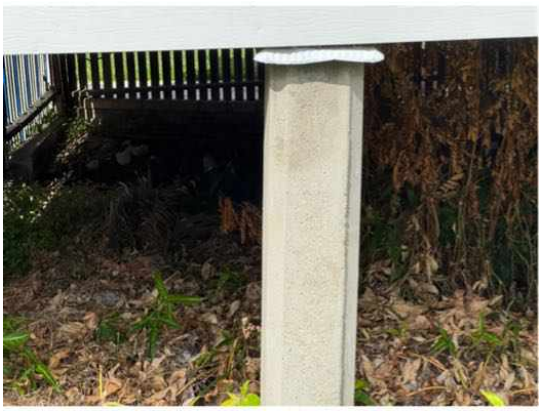


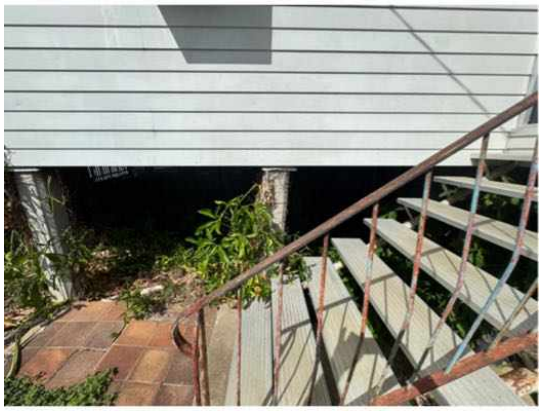


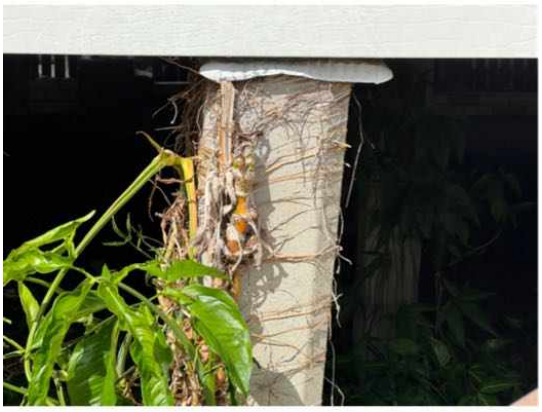


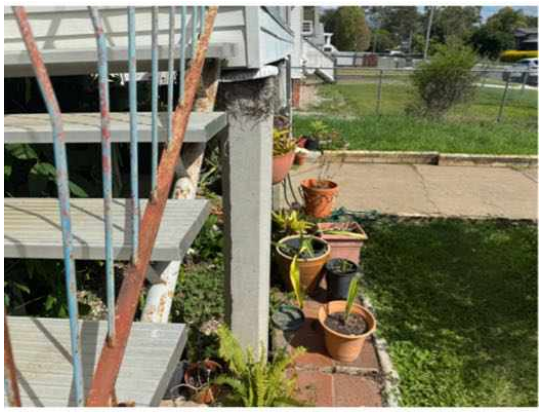


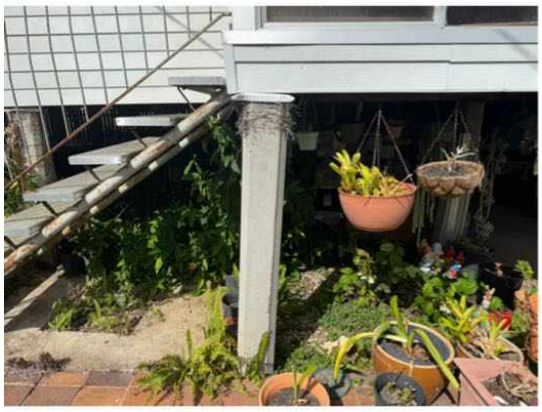


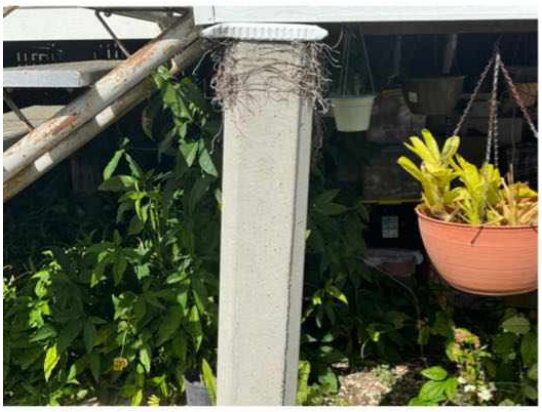


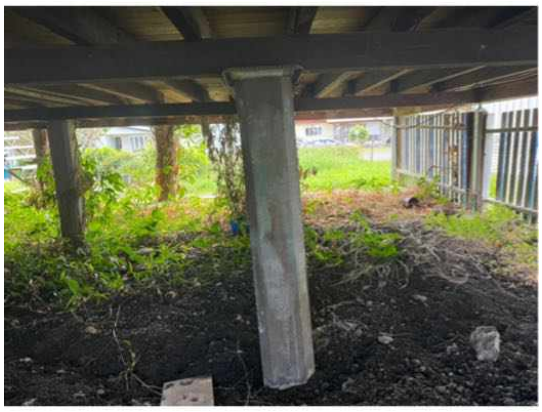


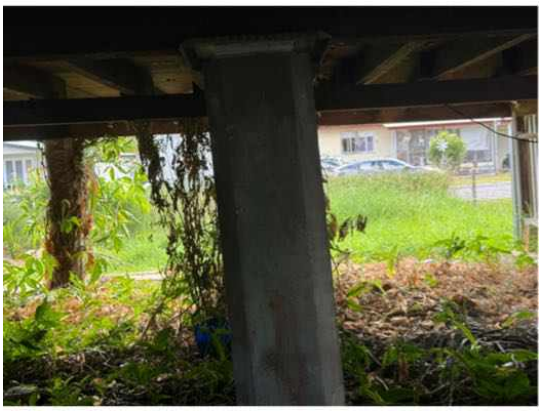


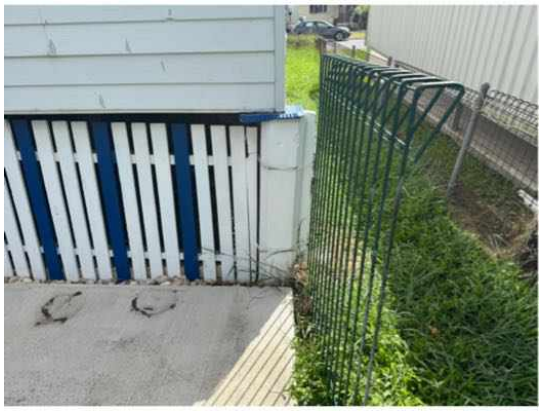












Minor Defect

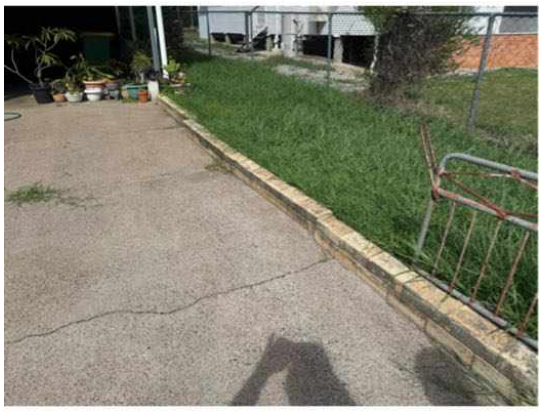
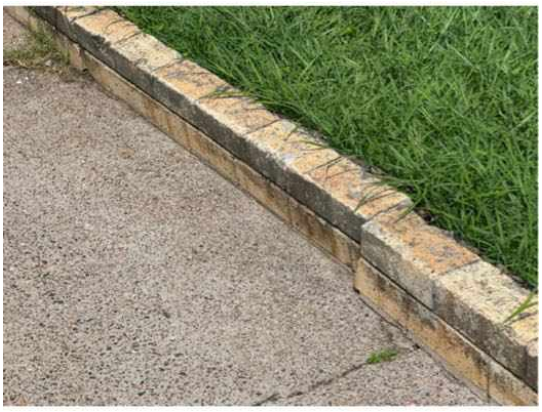
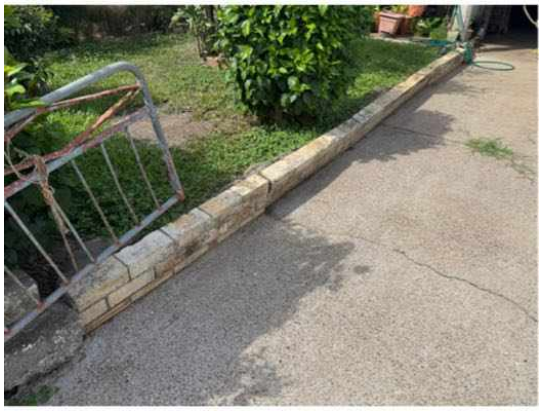
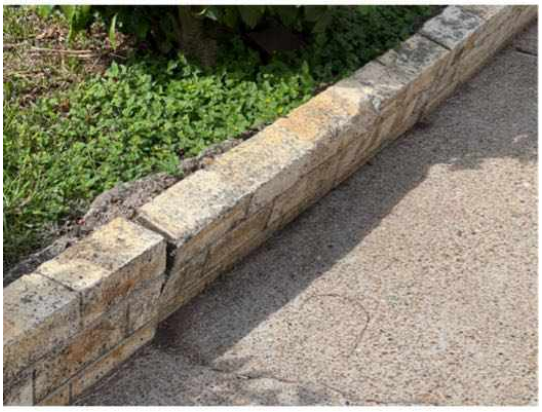
Finding 3.01

Building:	Yard
Location:	Yard - Front
Finding:	Retaining Walls - Leaning
Information:	It was noted at the time of inspection that the brickwork retaining walls located either side of the driveway have developed a significant lean.

Typically retaining walls 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 retaining wall may be required however replacement may be a consideration of the client also.

A contractor specialising in the installation of retaining walls should be appointed to provide further advice and perform rectification works as necessary.

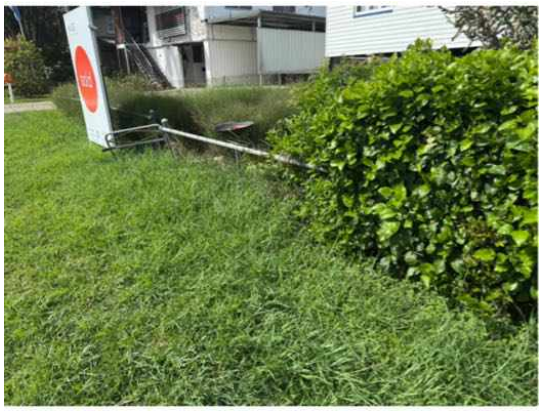
Finding 3.02

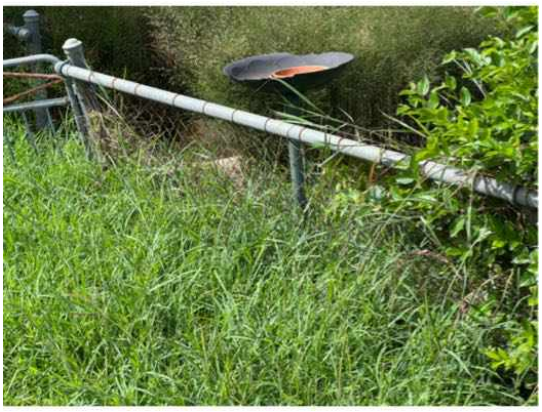
Building:	Yard
Location:	Yard - Front
Finding:	Fencing - Leaning
Information:	It was noted at the time of inspection that a section of the fencing located along the front of the property has developed a significant lean.

Typically fencing deteriorates due to prolonged exposure to weather conditions. Sometimes inadequate installation or lack of 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.

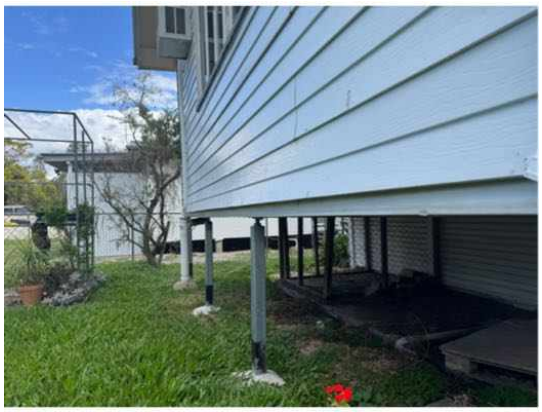
A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

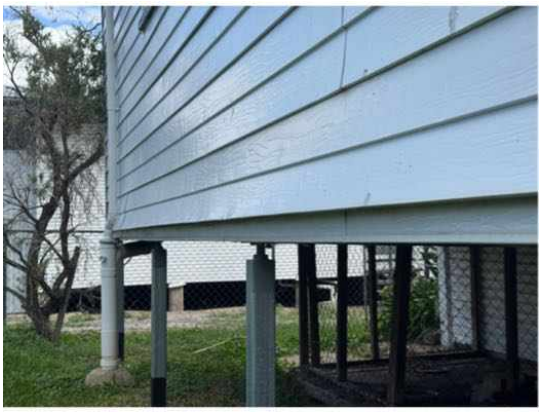




Finding 3.03

Building:	Main Building
Location:	Rear Elevation
Finding:	Cladding - Loose
Information:	At the time of inspection a section of the external cladding located at the rear of the building was found to be loose. It appears that either the adhesive or the fixings designed to hold the cladding in place have failed. A licensed carpenter or general handyman should be engaged to rectify this defect.



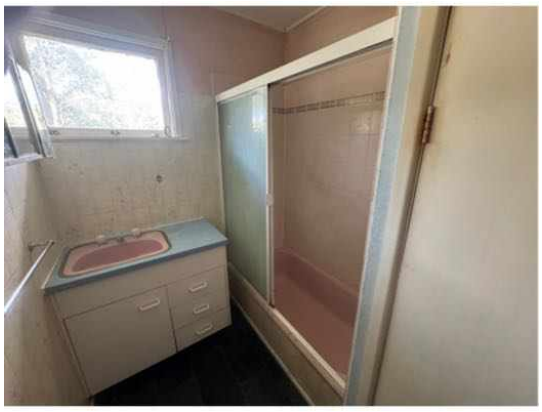


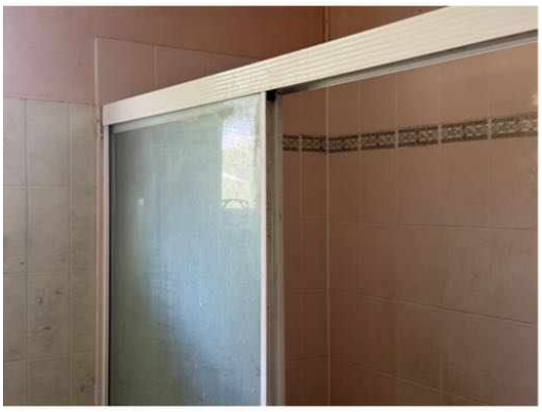
Finding 3.04

Building:	Main Building
Location:	Bathroom
Finding:	Shower Screen - Stiff to Slide
Information:	The shower screen in the bathroom was jammed and difficult to operate at the time of the inspection. Factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of shower screen hardware or frame may be required, as well as minor repairs and cleaning.

A contractor specialising in shower screen installations should be engaged to perform repair works.



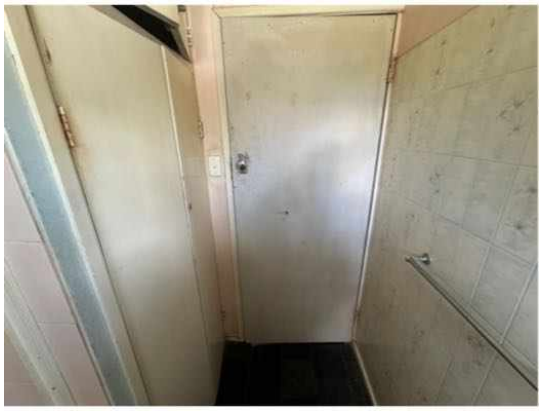


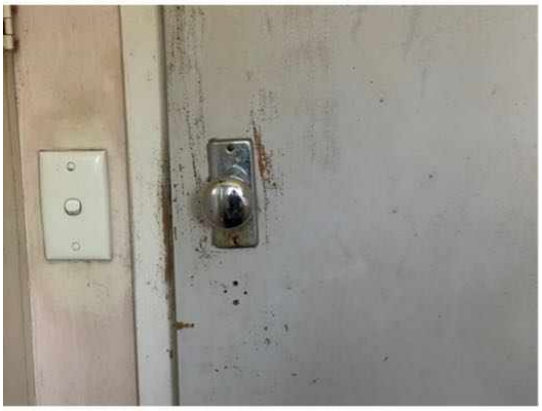
Finding 3.05

Building:	Main Building
Location:	Bathroom
Finding:	Door Handle - Not Latching
Information:	At the time of inspection it was noted that the bathroom door was not latching during standard operation.

It is suspected that this defect has occurred due to minor issues with the associated hinges, or possibly the positioning of the striker plate.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.





Finding 3.06

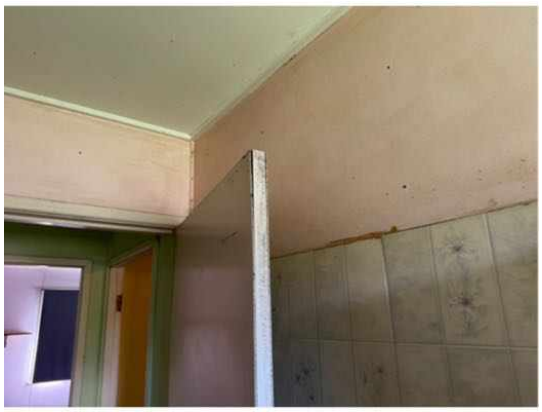
Building: Main Building
Location: Bathroom
Finding: Door - Delamination of Timbers
Information: At the time of inspection the door associated with the bathroom showed signs of delamination.

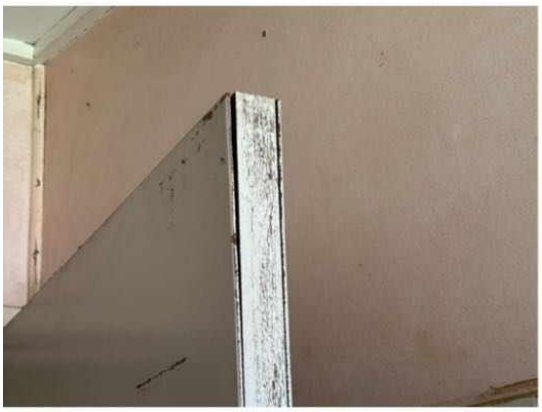
Delamination is one means by which composite materials (e.g. layered timber composites) may fail over time. In laminated materials, repeated cyclic stresses may lead to the formation of mini-structures of separate layers, with significant loss of mechanical toughness. Water penetration or the presence of excessive moisture also generally contributes to delamination.

Where building materials have become delaminated, they lose their structural strength, and are likely to have a variety of appearance and serviceability defects as a result.

Delamination of timbers may be repaired where the area affected is minor and/or easily accessible, by gluing and screwing layers back together. However, this is an interim repair, and where delamination has occurred, the client should plan for the replacement of affected timbers sooner than would otherwise be expected.

All timber structures affected by delamination should be replaced as soon as possible to avoid any further damage. Repair and replacement estimates should be sought from a registered builder or qualified carpenter.





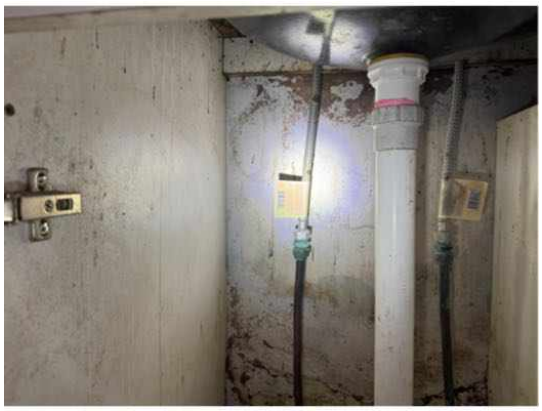
Finding 3.07

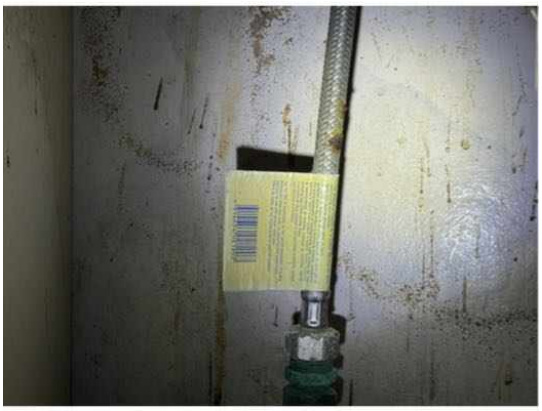
Building: Main Building
Location: Bathroom
Finding: Braided Lines - Rusted or Corroded
Information: At the time of inspection the braided water lines under the vanity basin in the bathroom showed evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to 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.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

A registered plumber should be appointed to replace these elements as soon as possible.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

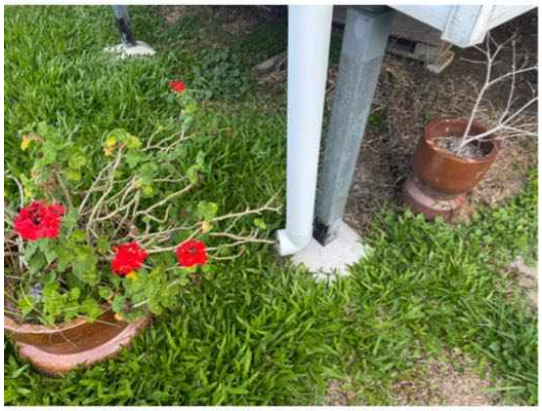
Building:	Main Building
Location:	Rear Elevation
Finding:	Down Pipe - Not Connected to Stormwater
Information:	The roof plumbing is not adequately connected to stormwater drainage at the rear of the building.

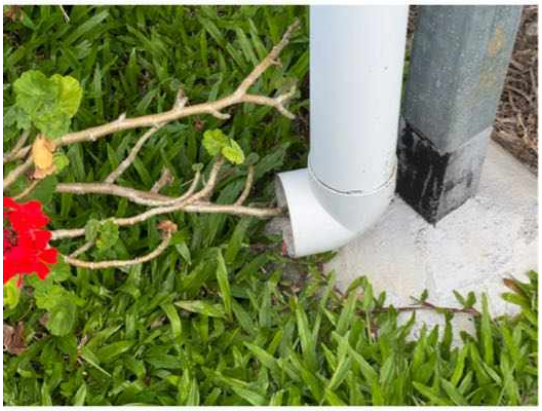
This disconnection may negatively impact the functional capacity of the roof plumbing.

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

It is important that water does not lie against the base of walls. Surrounding paths and ground levels should be sloped to drain water away from the building.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.





Evidence of fungal decay activity and/or damage

Finding 7.01

Building:	Main Building
Location:	Eaves
Finding:	Fungal Decay - Localised
Information:	At the time of inspection a section of eaves trim located at the back left hand corner of the building was found to be affected with fungal decay.

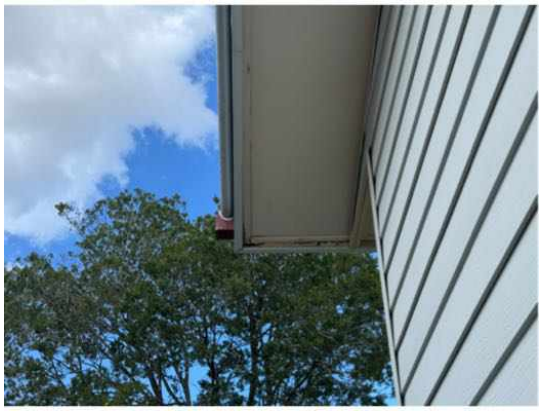
Fungal decay also known as wood decay or wood rot generally refers to the deterioration of timber elements when in contact with excessive levels of moisture for a prolonged period of time.

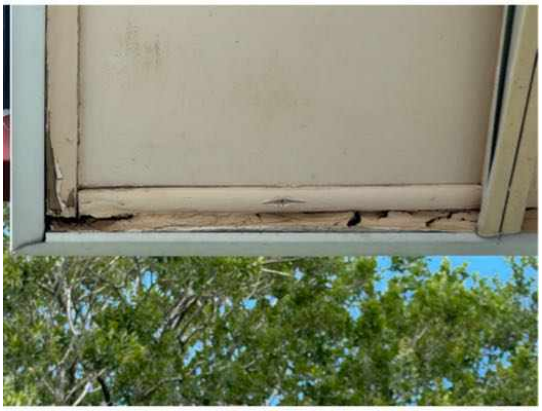
Fungal decay is often associated with general damp conditions and may be evidenced by a musty smell or mould and mildew occurring on the surface. Generally fungal decay develops on timber elements that are in use in an external environment which are exposed to rain penetration.

Timber elements affected with fungal decay also create an environment that is conducive to termite activity.

In this case although the affected timber element is in a decaying state the extent of any visible damage appears to be localised to a specific area and is yet to spread to other parts of the building element or affect adjoining structures. The fungal decay is therefore likely to be of a relatively superficial nature with minimal impact on the structural integrity or tensile strength of the timber element.

A qualified carpenter should be appointed to repair or replace any affected areas prior to any further deteriorating.





Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

D5 Conclusion - Assessment of overall condition of property

- This summary compares this building at the time of inspection to others of a similar age and of similar construction. After the visual inspection of the property and with a limited assessment of serviceability, this dwelling was found to be in a poor condition. All significant items have been noted in the body of the report and will require addressing.

Several limitations and obstructions impeded the inspection and if feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

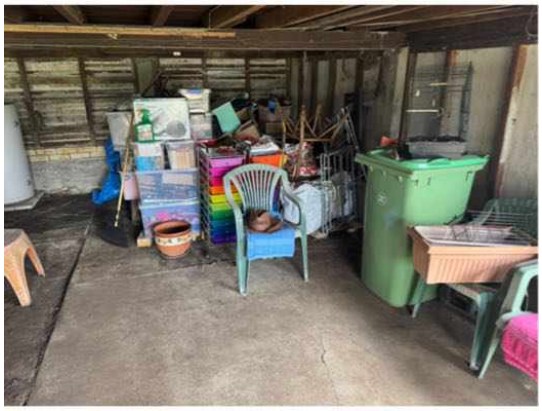
For further information, advice and clarification please contact Scott Abikhair on: 0447 249 447

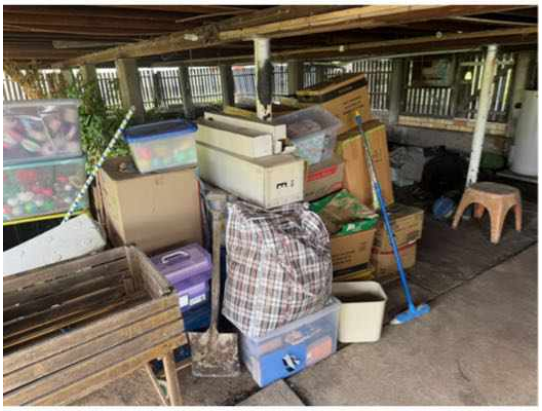
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Subfloor
Finding:	Obstructions and Limitations - Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the subfloor at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

Building:	Main Building
Location:	Building Perimeter
Finding:	Termite Management System - No Evidence of Chemical Barrier Installed
Information:	The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works have taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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