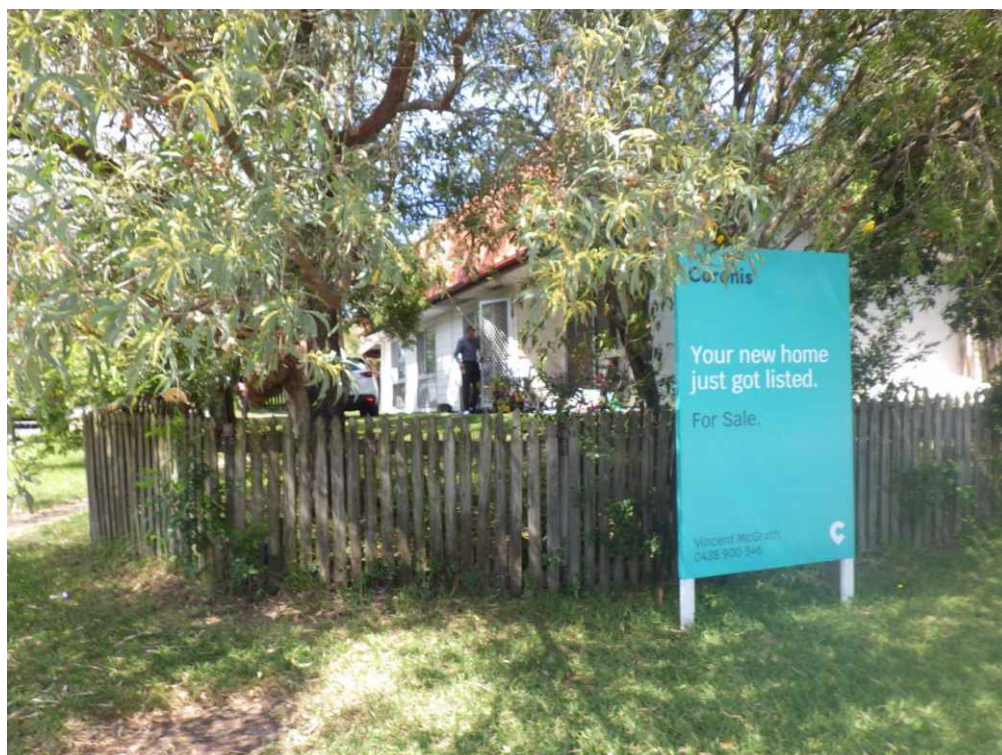




Building and Timber Pest Inspection Report

Inspection Date: Tue, 7 Apr 2026

Property Address: 32 Renita St, Slacks Creek QLD 4127, Australia



Contents

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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 7 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 32 Renita St, Slacks Creek QLD 4127, Australia

Client's Email Address:

Client's Phone Number:

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

QBCC 1149244

Company Name: Jim's Building Inspections Ashmore

Company Address and Postcode: Chirn Park 4215

Company Email: Ashmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 662 882

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect	✓	
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program	✓	

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Carport, Fence - Post and Rail Construction, Footpath, Driveway, Retaining Walls
Other Timber Bldg Elements	Fascias, Architraves, Doors, Door Frames, Skirting Boards
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Single
Walls	Timber Framed and Clad, Hardi-plank, Weatherboards
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.

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

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- 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:

- Appliances and equipment
- Above safe working height
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Debris or rubbish
- Debris in gutters
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Insulation
- Rugs
- Stored items
- Vegetation
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Finding 2.01

Building: Main Building
Location: Eaves > Existing
Finding: Fascias - Wood rot
Information: At the time of inspection wood rot was found to be affecting fascias and barges, evidenced by the presence of mould on the surface in some areas (as per example photos). Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

Frequent exposure to rain and other weather conditions make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

A qualified carpenter or registered builder will be required to replace affected fascia's.





Finding 2.02

Building: Main Building
Location: Bathroom > Rear Right
Finding: Shower - Leaking
Information:

The bathroom shower area registered elevated moisture level readings to the wall areas of the shower cubicle at the time of inspection, with the elevated moisture level readings transferring to the opposite side of the walls which would indicate the shower is leaking.

It is suspected that the leaking has occurred as a result of general ageing of the building elements and deterioration of sealants and grout.

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

Appointment of a licensed builder or shower area specialist will be required to repair or replace the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.





Minor Defect

Finding 3.01

Building: Main Building
Location: Driveway > Ground Level
Finding: Cracking in concrete slab - Category 1
Information: Cracking coded as Category 1 was identified in the driveway and/or 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 3.02

Building: Main Building

Location: Yard > All Areas

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated (as per example photos). 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 3.03

Building: Main Building
 Location: Eaves > Centre Right
 Finding: Eaves - Sagging
 Information: At the time of inspection the eaves to the right side of the property were found to have sagged. The damage may have been sustained as a result of a number of possible causes, including poor roof drainage, substandard workmanship at the time of construction or minor impact damage.

Where eaves show moderate damage, remedial works may be required.

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

NOTE - The eaves linings may be of an asbestos containing material.



Finding 3.04

Building: Main Building
 Location: Eaves > Centre,Front
 Finding: Mould - Present in eaves.
 Information: The eaves linings to the front of the property show signs of excessive mould and mildew at the time of inspection. This defect can at times be caused by blocked or overflowing gutters in the areas associated.

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



Finding 3.05

Building:	Main Building
Location:	Roof Exterior > Centre Left
Finding:	Gutter - Rusted
Information:	Upon inspection of the exterior guttering, evidence of significant rust and deterioration to the left side carport section 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 3.06

Building:	Main Building
Location:	Yard - Side > Ground Level
Finding:	Retaining wall
Information:	The concrete retaining wall to the left side of the property showed signs of movement at the time of inspection. Generally, deteriorated retaining walls are caused by poor material use or continuous exposure to weather conditions. However, deteriorated or

movement to retaining walls may also be a result of vegetation growth.

A landscaper or retaining wall installer could be appointed to repair or replace the wall, at the discretion of the client.



Finding 3.07

Building:	Main Building
Location:	Roof Exterior > Existing
Finding:	Roof sheets - Rusted
Information:	Upon inspection of the exterior roofing structure, evidence of rust to roof sheeting and fixings was identified. If left unmanaged, these degrading roof sheets can allow water ingress to the internal roofing structures, potentially leading to secondary damage of building elements. Accelerated deterioration of the roofing sheets and any associated building elements is also likely to occur.

A roofing contractor should be appointed immediately to assess the damage to the roofing sheets and to perform remedial works as necessary. Works may include replacement of severely affected roofing sheets or minor works such as the application of rust-retardant surface protectors.





Finding 3.08

Building: Main Building
 Location: Carport > Rear
 Finding: Garden Shed
 Information: At the time of inspection the garden shed to the left side of the property showed signs of damage and/or the doors were difficult to slide..

A general handyman could be engaged to undertake repair work to the garden shed as required.



Finding 3.09

Building: Main Building
 Location: Dining Room > Front
 Finding: Door - Stiff to slide
 Information: The aluminium sliding door to the dining room area was stiff to operate at the time of the inspection. Doors provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the door may also pose as a potential safety hazard if required for emergency egress from the building.

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 sliding door service agent will be required to repair the affected door.



Finding 3.10

Building:	Main Building
Location:	Dining Room > Centre
Finding:	Cracking - Ceiling
Information:	There is cracking to an area of the dining room ceiling.

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

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

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



Finding 3.11

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

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

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

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



Finding 3.12

Building: Main Building
 Location: Dining Room > Centre Right
 Finding: Window - Stiff to Slide
 Information: The aluminium sliding window in the dining room area was stiff to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

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 3.13

Building: Main Building
Location: Kitchen > Existing
Finding: Cabinetry - Deterioration
Information: At the time of inspection the kitchen cabinetry and appliances showed signs of 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:	Kitchen > Centre Right
Finding:	Cracking - Ceiling
Information:	There is cracking to an area of the kitchen ceiling.

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

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

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



Finding 3.15

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

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

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



Finding 3.16

Building: Main Building
 Location: Bathroom > Centre Left
 Finding: Fitting or fixture - Missing
 Information: A fixture was missing from the bathroom wall at the time of inspection

It is assumed the mixing fixture was a towel rail or similar.

A general handyman could be appointed to replace the missing fixture at discretion of the client.



Finding 3.17

Building: Main Building

Location: Bathroom > Existing
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the bathroom cabinetry showed signs of 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.



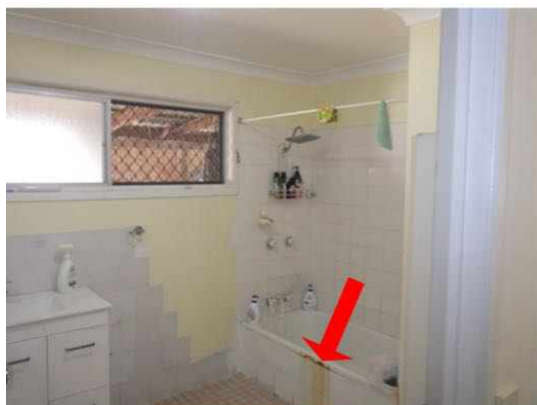
Finding 3.18

Building: Main Building
 Location: Bathroom > Centre Right
 Finding: Surface Rust
 Information: At the time of inspection the bath in the bathroom showed evidence of significant surface rust.

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.

Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Alternatively a qualified plumber could be engaged to replace the bath at the clients discretion.

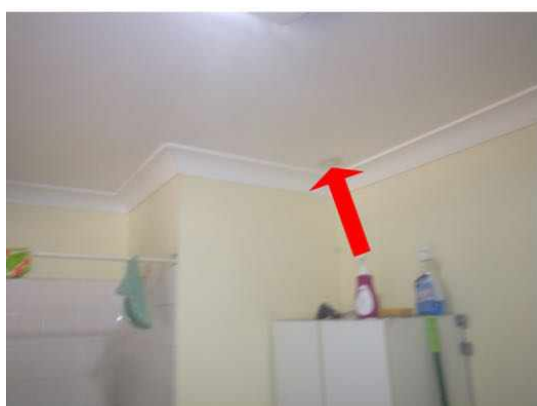


Finding 3.19

Building:	Main Building
Location:	Bathroom > Front Right
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling linings in the bathroom area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive 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 3.20

Building:	Main Building
Location:	Bedroom 3 > Front

Finding: Damaged Door
 Information: The door leading into bedroom 3 has suffered damage to the bottom edge.

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

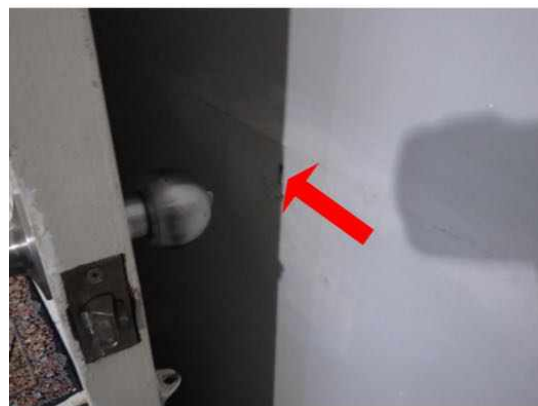
A qualified carpenter or general handyman could be appointed to repair/replace the door at the clients discretion.



Finding 3.21

Building: Main Building
 Location: Bedroom 3 > Front Left
 Finding: Internal walls - Hole
 Information: A hole was identified in the bedroom 3 left hand side wall section. It is suspected the hole is caused from the door handle.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant to prevent any further damage. Such works may be conducted by a general handyperson or licensed painter.



Finding 3.22

Building:	Main Building
Location:	Bedroom 3 > Centre
Finding:	Ceiling Fan
Information:	Although the light component to the bedroom 3 ceiling fan was operating it was missing the cover plate at the time of inspection.

A Licensed electrician could be appointed to repair/replace the ceiling fan.

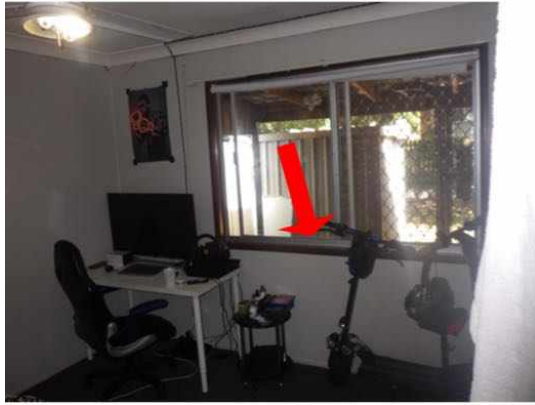


Finding 3.23

Building:	Main Building
Location:	Bedroom 3 > Rear
Finding:	Window - Stiff to Slide
Information:	The aluminium sliding window in bedroom 3 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. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

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.

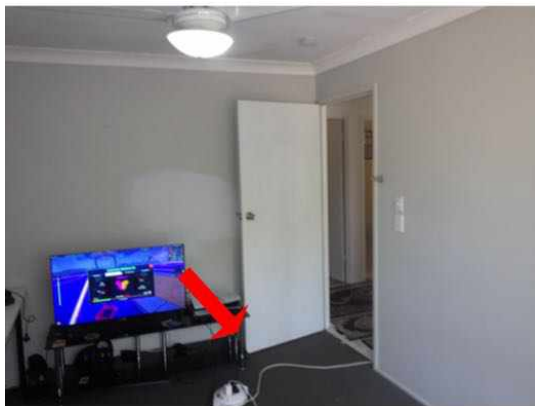


Finding 3.24

Building: Main Building
 Location: Bedroom 2 > Front
 Finding: Door stop - Missing
 Information: The bedroom 2 door stop is missing or is inadequate to stop the door handle from impacting the wall.

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

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



Finding 3.25

Building: Main Building
 Location: Bedroom 2 > Front Right
 Finding: Internal walls - Hole
 Information: A hole was identified in the bedroom 2 right hand side wall section. It is suspected the hole is caused from the door handle.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant to prevent any further damage. Such works may be conducted by a general handyperson or licensed painter.



Finding 3.26

Building: Main Building
 Location: Bedroom 2 > Centre
 Finding: Cracking - Ceiling
 Information: There is cracking to an area of the bedroom 2 ceiling.

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

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

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



Finding 3.27

Building: Main Building
 Location: Bedroom 1 > Front

- Finding: Door stop - Missing
- Information: The bedroom 1 door stop is missing or is inadequate to stop the door handle from impacting the wall.
- Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.
- A general handyman may be appointed to perform these works at client discretion.



Finding 3.28

- Building: Main Building
- Location: Bedroom 1 > Centre
- Finding: Ceiling Fan
- Information: Although the light component to the bedroom 1 ceiling fan was operating it was missing the cover plate at the time of inspection.

A Licensed electrician could be appointed to repair/replace the ceiling fan.



Finding 3.29

- Building: Main Building
- Location: Bedroom 1 > Centre Left

Finding: Door Rubbing
 Information: It was noted that the bottom edge of the bedroom 1 robe doors are rubbing on the carpet making the doors stiff to open and close at the time of inspection.

This is noted as a minor defect that you need to be aware of.

A licensed carpenter or general handyman could be engaged to ease the door at the clients discretion.

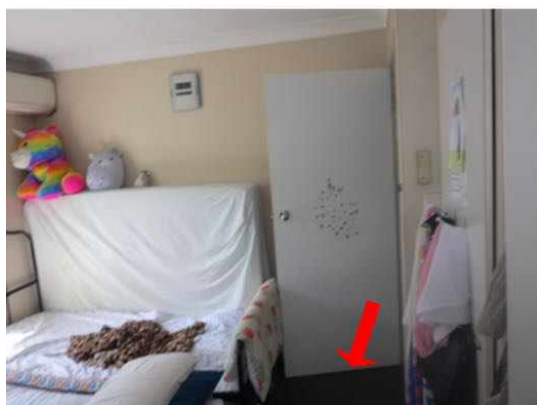


Finding 3.30

Building: Main Building
 Location: Bedroom 1 > Front
 Finding: Damaged Door
 Information: The door leading into bedroom 1 has suffered damage to the bottom edge.

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

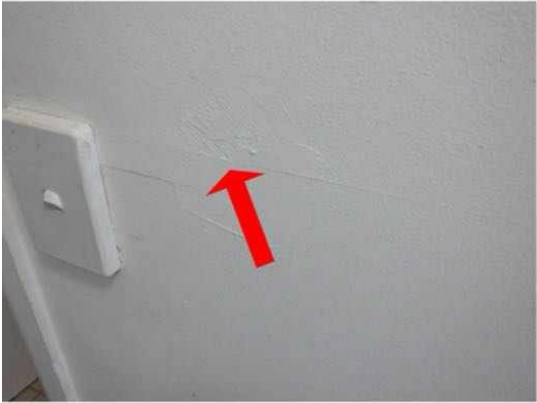
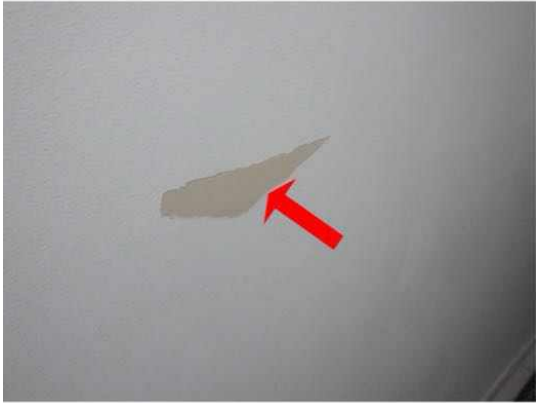
A qualified carpenter or general handyman could be appointed to repair/replace the door at the clients discretion.



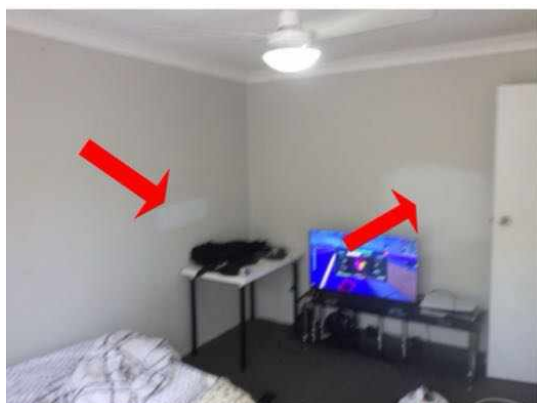
Finding 3.31

Building: Main Building
Location: Internal Areas > Existing
Finding: Wear and Tear
Information: At the time of inspection the building interior showed signs of deterioration, minor cracking and/or scuffing to floors, walls, ceilings ,cornices, fixtures and fittings (as per example photos).

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







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:	Roof Exterior > Existing
Finding:	Gutters - Leaves in gutters
Information:	At the time of inspection there was leaves and vegetation type debris in the roof gutters and roof areas to the left side and rear of the property.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.



Finding 6.02

Building: Main Building
Location: Exterior walls - rear > Rear Right
Finding: Stormwater downpipe

Information: The down pipe to the alfresco area patio roof at the rear of the property is not connected to the stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the downpipes and the surrounding ground area.

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

It is recommended that a licensed plumber be appointed to further inspect and to extend the down pipes to the properties stormwater line as necessary.



Finding 6.03

Building:	Main Building
Location:	Exterior walls > Existing
Finding:	Stored timbers - external area
Information:	At the time of inspection there was stored items and/or timbers against the exterior walls of the property.

The storing of personal items and timbers around the external property increases the risk of termite activity being present. As they are likely to come into contact with weather conditions or excessive moisture wood rot is likely to develop on timbers that are not treated.

It is highly recommended that any stored timbers and/or items be immediately removed from areas in which they may attract any termite / timber pest attack. Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.





Finding 6.04

Building:	Main Building
Location:	Yard - Back > Ground Level
Finding:	In ground - Tree Stump
Information:	At the time of inspection there was tree stumps and timber on/in ground areas to the rear right side of the property.

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.

Additionally, although there was no live activity found, it was observed there appeared to be previous timber termite damage to tree stumps.

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



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

As noted in the report external wall cladding, eaves linings and internal wall and ceiling linings may be of asbestos containing materials.

At the time of inspection there was no timber termite activity found and evidence of a previously installed physical termite barrier was noted in the form of a metal flashing to external wall/concrete slab edge areas.

This system requires regular annual inspections.

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

Section D Significant Items

The following items were noted as - For your information

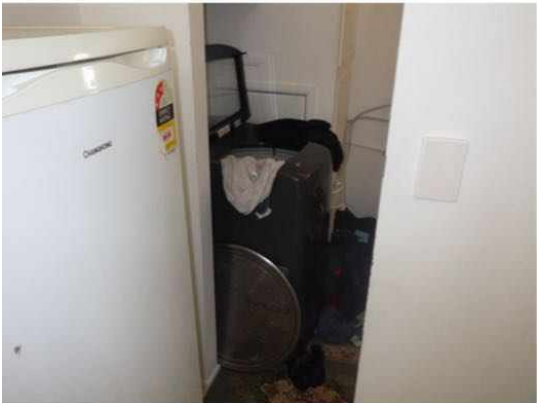
Noted Item

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



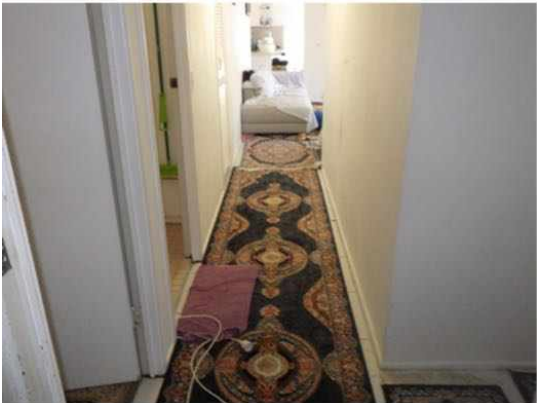
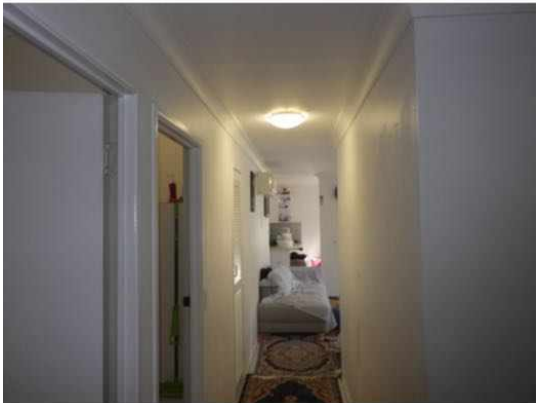
Noted Item

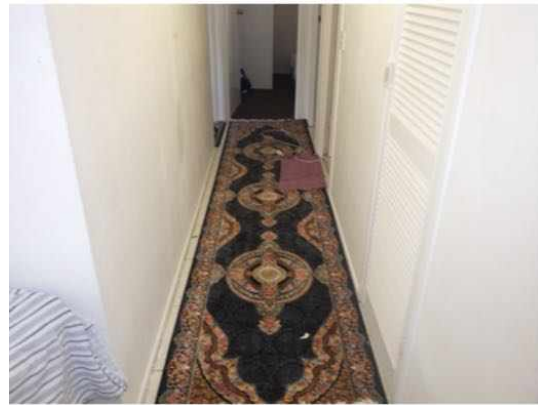
Building: Main Building
 Location: Laundry > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

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





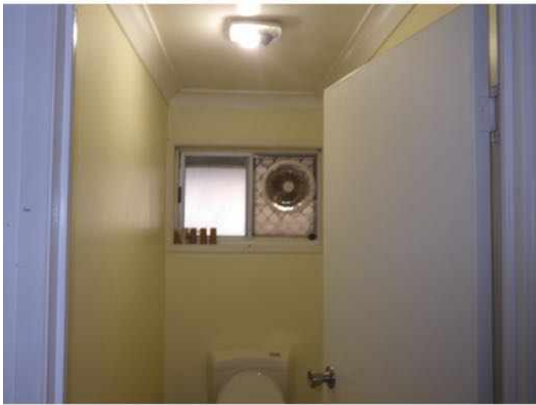
Noted Item

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



Noted Item

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



Noted Item

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



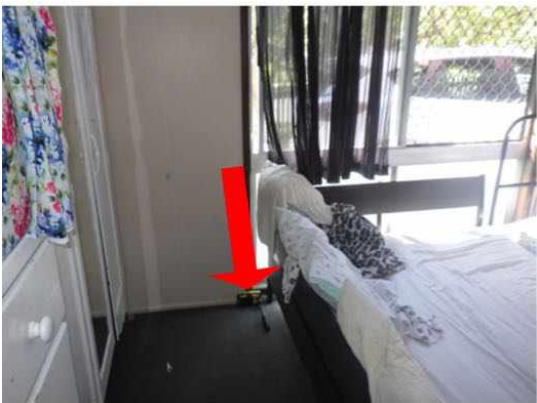


Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Termitracker
Information: The termitracker 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.

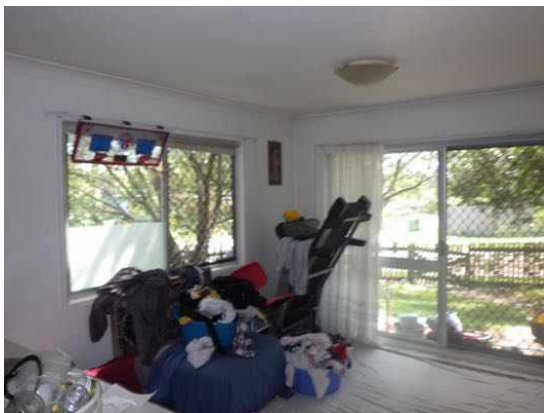




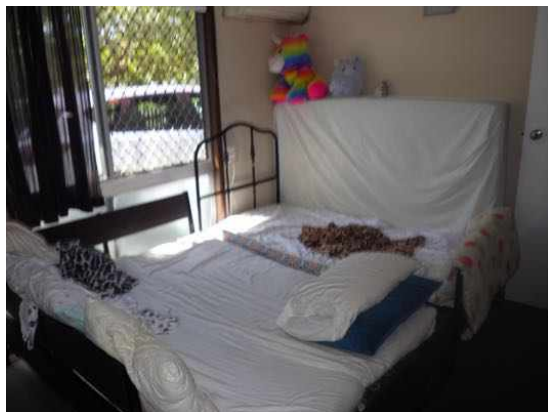


Noted Item

Building: Main Building
 Location: Internal Areas > Existing
 Finding: Additional Photos - Obstructions and Limitations
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can 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: Internal Areas > Existing
 Finding: Asbestos - Suspected ACM Identified on Site
 Information: At the time of inspection it was suspected internal wall and ceiling 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 elements 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: External Areas > Existing
Finding: Asbestos - Suspected ACM Identified on Site
Information: At the time of inspection it was suspected external 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 elements 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.



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

Noted Item

Building: Main Building
Location: Exterior walls > 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 was observed in the form of a metal flashing to the exterior wall cladding/slab edge, along with a visual inspection zone. This system requires regular annual inspections.

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

No evidence of regular or annual inspections was found.





Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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