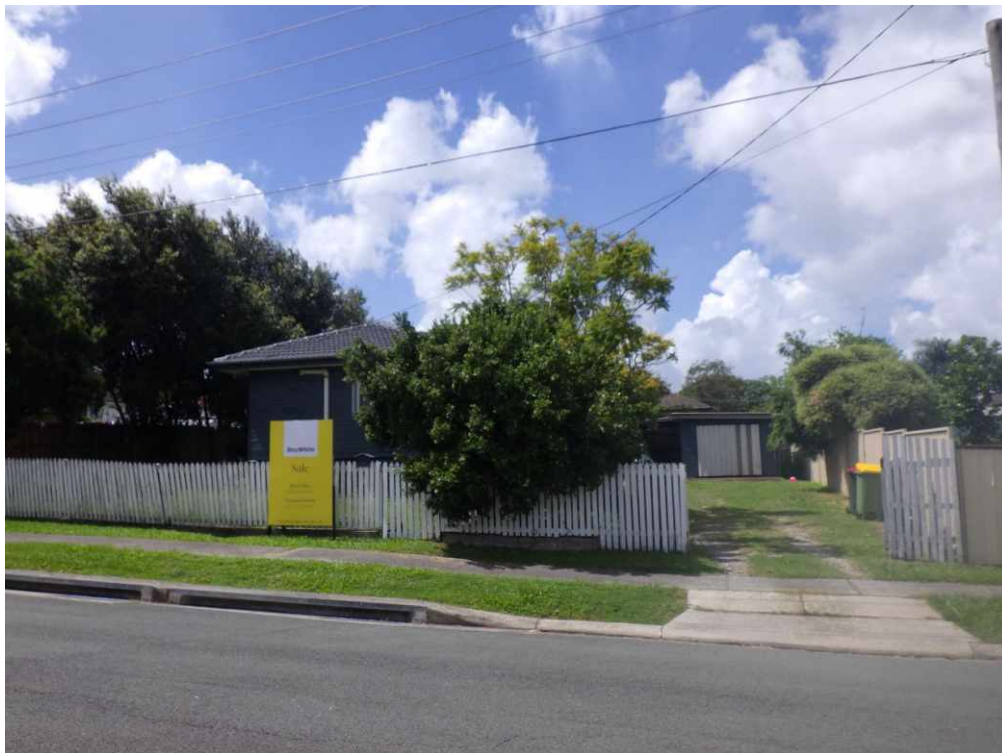




Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Mar 2026

Property Address: 3 Lawson St, Woodridge QLD 4114,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 23 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 3 Lawson St, Woodridge QLD 4114, Australia

Client's Email Address:

Client's Phone Number:

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

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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 good condition for its age generally with safety hazards, minor defects and recommendations.

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 | Concrete Stumps, Suspended Timber Frame |
| Furnished | Furnished |
| No. of bedrooms | 3 |
| Occupied | Occupied |
| Orientation | West |
| Other Building Elements | Fence - Post and Rail Construction, Shed |
| Other Timber Bldg Elements | Architraves, Deck, Door Frames, Doors, Skirting Boards, Stair Railing, Timber Wall Panelling, Weatherboards, Floorboards, Fascias, Window Frames |
| Roof | Pitched, Tiles, Timber Framed |
| Storeys | High-Set |
| Walls | Timber Framed and Clad, 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.

- Exterior
- Fencing
- Interior
- Gardens
- Roof Exterior - Part
- Roof Void - Part
- Landscaping Timbers
- Outbuildings
- Stumps
- Subfloor
- The Site
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior - Part

- Locked Sheds or Outbuildings.
- 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:

- Ceiling linings
- Above safe working height
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Debris or rubbish
- Debris in gutters
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Floor coverings
- Rugs
- Stored items
- Vegetation
- Suspected Asbestos Debris
- 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: Yard - Front > Ground Level
 Finding: Paving - Uneven
 Information: Sections of the external paved footpath area at 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 nearby vegetation growth.

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.

A licensed concreter or landscaper should be engaged to undertake rectification work.



Finding 1.02

Building: Main Building
Location: Stair Landing > Existing
Finding: Balustrade - Suspected Non-Compliance
Information: The balustrade to the front balcony area was measured and found to be (.920mm high) less than the present building regulation requirement of 1000mm high.

Additionally the spacings between the balustrade railings were measured and found to be (.195mm wide) greater than the present building regulation requirement of 125mm.

Additionally there was no handrail or fall protection on the right side of the stairs.

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

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

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



Finding 1.03

Building: Main Building
Location: Laundry > Front Left

Finding: Light Switch
Information: At the time of inspection the light switch activator in the laundry area was loose in the cover panel.

A licensed electrician should be engaged to repair or replace the light switch fitting.



Finding 1.04

Building: Main Building
Location: Attic > Centre Right
Finding: Rangehood - Vented into roof space
Information: The kitchen range hood flue was found to lead directly into the roof space, rather than venting to the exterior of the building.

The positioning of this flue is likely to lead to a build-up of grease and grime in the surrounding area within the ceiling void, which can pose as a fire hazard in the roof void. The presence of insulation surrounding the flue adds to this fire safety risk.

Without re-direction to the exterior of the building, the Rangehood is not considered fully operational and is deemed a minor safety hazard. It is therefore preferable that the flue be re-directed to vent into the external environment. A licensed carpenter or plumber should be appointed as soon as possible to undertake any necessary works.





Major Defect

Finding 2.01

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Bathroom > Rear Right |
| Finding: | Shower - Leaking |
| Information: | The bathroom shower area registered elevated moisture level readings to wall areas of the shower cubicle at the time of inspection. |

It is suspected that the leaking has occurred as a result of general ageing and deterioration of wall linings. Additionally evidence of mould growth and previous repair work was noted.

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: Yard - Front & Back > Existing
Finding: Fencing - Deteriorated
Information: It was noted at the time of inspection that sections of the fencing to the front and rear of 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.

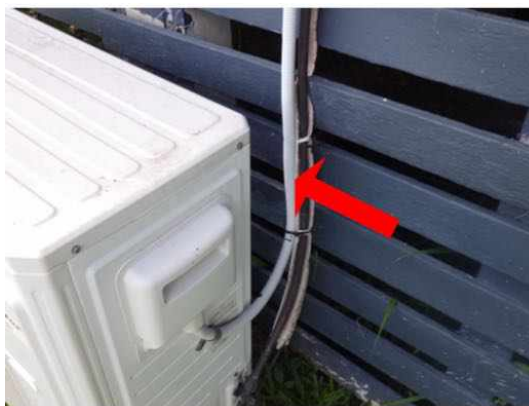
A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



Finding 3.02

Building: Main Building

| | |
|--------------|---|
| Location: | Exterior walls - front > Centre |
| Finding: | Pipework - Insulation deteriorated |
| Information: | <p>At the time of inspection sections of the air conditioning unit pipe work insulation showed evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.</p> <p>If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.</p> <p>Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed air conditioning installer is advised to gain quotes for the repair and/or replacement of deteriorated insulation.</p> |



Finding 3.03

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Exterior walls > Existing |
| Finding: | Wall Cladding /Screening |
| Information: | <p>It was noted at the time of inspection that sections of the exterior timber screening to the sub floor area of the property have deteriorated. Typically wall cladding and /or timber screening deteriorate due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.</p> <p>If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the timber screening may be required.</p> <p>A qualified carpenter should be engaged to undertake repair work as required.</p> |



Finding 3.04

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Deck > Existing |
| Finding: | Decking - Deteriorated |
| Information: | It was noted at the time of inspection that sections of the timber balustrade, ramp and decking on the left side of the property have deteriorated. Typically timber decking 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 timber balustrade and decking may be required however replacement may be a consideration of the client also.

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



Finding 3.05

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Eaves > Existing |
| Finding: | Mould - Present in eaves. |
| Information: | The eaves linings to the exterior of the property show signs of excessive mould and mildew at the time of inspection (as per example photos). 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 with the report. A specialist inspection by a suitably qualified environmental health inspector may be warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

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 3.06

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof Exterior > Front Right |
| Finding: | Gutter - Rusted |
| Information: | Upon inspection of the exterior guttering, evidence of significant rust to the right side 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 in all areas and to perform remedial works as necessary.



Finding 3.07

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Stairs - External > Existing |
| Finding: | Decking - Deteriorated |
| Information: | It was noted at the time of inspection that sections of the timber stair treads at the front of the property have deteriorated. Typically timber treads deteriorate due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. |

If left unattended, it is likely that further damage will occur. It is suspected that repair of several stair treads may be required however replacement may be a consideration of the client also.

A licensed carpenter or general handyman could be appointed to perform rectification works as necessary.



Finding 3.08

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Kitchen > Centre |
| Finding: | Light Fitting Rusty |
| Information: | At the time of inspection the light fitting in the kitchen area showed signs of significant |

surface rust.

Excessive surface rust or corrosion of electrical fittings may compromise the operation and safety of the fitting.

A licensed electrician should be engaged to repair or replace the light fitting.



Finding 3.09

Building: Main Building
 Location: Kitchen > Centre Left
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the kitchen bench top 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 3.10

Building: Main Building
 Location: Kitchen > Rear Left

Finding: Cooktop
 Information: The cooktop in the kitchen area was found to be damaged or not fully operational at the time of inspection. Damage occurs generally when appliances have aged and decayed.

Repair and/or replacement of the damaged cooktop is advised. A Licensed electrician should be appointed to repair/replace the cooktop at the client's discretion.



Finding 3.11

Building: Main Building
 Location: Bedroom 2 > Centre
 Finding: Light Fitting Rusty
 Information: At the time of inspection the light fitting in the bedroom 2 area showed signs of significant surface rust.

Excessive surface rust or corrosion of electrical fittings may compromise the operation and safety of the fitting.

A licensed electrician should be engaged to repair or replace the light fitting.



Finding 3.12

Building: Main Building
 Location: Bathroom > Centre Right
 Finding: Door Rubbing
 Information: It was noted that the bottom edge of the bathroom cupboard door is rubbing on the floor, making the door 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.

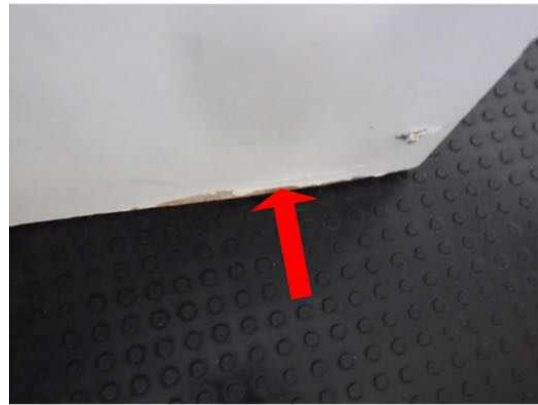
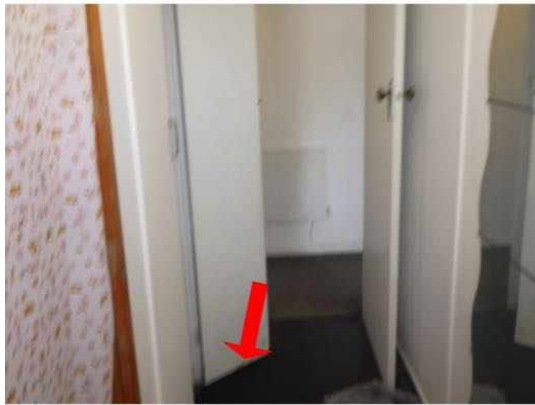


Finding 3.13

Building: Main Building
 Location: Bathroom > Centre Right
 Finding: Damaged Door
 Information: The right side cupboard door in 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 3.14

Building: Main Building
 Location: Bathroom > Rear Left
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the bathroom cabinetry showed signs of significant 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 or replacement works at the clients discretion.



Finding 3.15

Building: Main Building
 Location: Bathroom > Rear Left
 Finding: Basin - spider web type cracking
 Information: Significant spider web type cracking was evident to the bathroom basin at the time of inspection. Any future impact sustained by the basin may lead to additional cracking.

The cracking may provide potential ingress for water and/or secondary water damage may occur to associated cabinetry if left unmanaged.

Consultation with a plumber regarding basin replacement will be required.



Finding 3.16

Building: Main Building

Location: Bathroom > Centre Right

Finding: Wood Rot

Information: At the time of inspection an area of the timber floor boards in the bathroom showed signs of wood rot. The wood rot damage appears to be caused from excessive moisture in the area, possibly from a leaking shower.

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



Finding 3.17

Building: Main Building
Location: Bedroom 1 > Front
Finding: Damaged Door
Information: The door leading into bedroom 1 has suffered damage to the front and back panels.

Damage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage.

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



Finding 3.18

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bedroom 1 > Centre |
| Finding: | Light Fitting Rusty |
| Information: | At the time of inspection the light fitting in bedroom 1 showed signs of significant surface rust. |

Excessive surface rust or corrosion of electrical fittings may compromise the operation and safety of the fitting.

A licensed electrician should be engaged to repair or replace the light fitting.



Finding 3.19

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Bedroom 1 > Rear |
| Finding: | Painted surface - Ceiling |
| Information: | Sections of paint to the bedroom 1 ceiling area was found to have bubbled and deteriorated. Paint bubbling or deterioration is generally an indication of excessive moisture in the area generally caused by moisture exposure or a lack of natural or mechanical ventilation. |

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be fully determined.

It is advised that the affected ceiling area be further inspected by a licensed painter.



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 front and back panels.

Damage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage.

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



Finding 3.21

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Bedroom 3 > Rear Left |
| Finding: | Cracking - Wall |
| Information: | There is cracking to an area of the wall lining in bedroom 3. |

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 3.22

| | |
|--------------|--|
| Building: | Shed |
| Location: | Exterior walls > Front Left |
| Finding: | Wood rot - Corner Stop. |
| Information: | The timber corner stop to the shed exterior weatherboard cladding shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area. |

Wood rot is often associated with general damp problem, a Carpenter or handyman should be consulted regarding repair work.



Finding 3.23

| | |
|--------------|--|
| Building: | Shed |
| Location: | Exterior walls > Front |
| Finding: | Shed Door |
| Information: | At the time of inspection the shed tilt door was difficult to open and/or close. |

A qualified garage tilt door service agent should be engaged to undertake repair works as required.



Finding 3.24

| | |
|--------------|--|
| Building: | Shed |
| Location: | Exterior walls > Rear Right |
| Finding: | Timber Trim - Missing |
| Information: | At the time of inspection it was observed the timber corner stop on the rear right side of the shed was missing. |

It is important these gaps or areas are sealed with an appropriate timber trim to prevent weather and/or pest ingress.

A qualified carpenter or general handyman could be engaged to replace any missing timber corner stop.



Finding 3.25

Building: Shed
Location: Roof Exterior > Rear Left
Finding: Roof sheets - Rusted
Information:

Upon inspection of the shed exterior roofing structure, evidence of rust to the carport area metal roof sheeting 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.





Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

| | |
|--------------|---|
| Building: | Shed |
| Location: | Exterior walls > Front Right |
| Finding: | Evidence of termite damage |
| Information: | Despite no live termite or timber pest activity being observed, previous termite damage was found to have affected the exterior wall timber cladding on the front right side of the shed. This damage appears to be inactive in nature. |

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen. At the time of inspection, damage did not appear to be structural and was considered to be superficial.

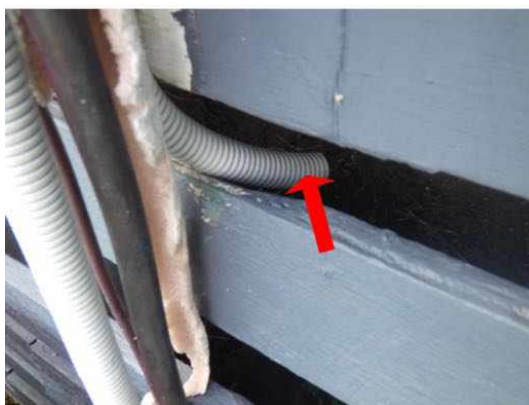
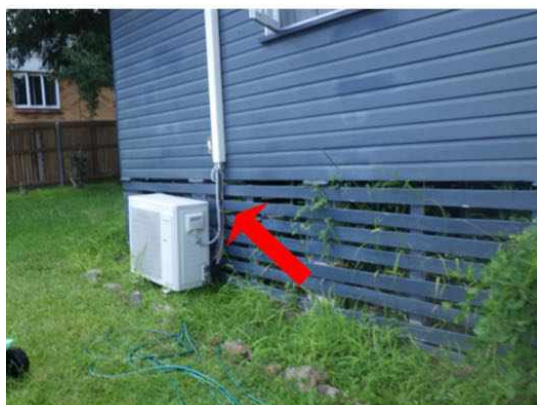
A building contractor may be appointed to repair the timber wall cladding and provide a further invasive inspection if further damage is evident.



Conditions Conducive to Timber Pest Activity

Finding 6.01

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Exterior walls - front & side > Existing |
| Finding: | Overflows - Not plumbed for drainage |
| Information: | The air conditioning units overflow's are not plumbed or connected to suitable drainage, which can result in the surrounding areas becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflows. These works will ensure that the area remains dry and free of any secondary defects. |



Finding 6.02

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Exterior walls > Front |
| Finding: | Vegetation |
| Information: | At the time of inspection there was vegetation growing over external sub floor areas. |

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



Finding 6.03

Building: Main Building
 Location: Yard - Side > Ground Level
 Finding: In ground - Tree Stumps
 Information: At the time of inspection there was tree stumps and timber on/in ground areas to the left 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.

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



Finding 6.04

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Subfloor > Existing |
| Finding: | Stored timbers - subfloor space or external area |
| Information: | At the time of inspection there was stored items in the subfloor area. |

The storing of timbers in the subfloor space or 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 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 6.05

Building: Shed
 Location: Exterior walls > Existing
 Finding: Vegetation
 Information: At the time of inspection there was vegetation growing over external wall areas of the shed concealing the installed timber termite barrier metal capping.

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





Finding 6.06

| | |
|--------------|---|
| Building: | Shed |
| Location: | Roof Exterior > Centre Left |
| Finding: | Gutters - Leaves in gutters |
| Information: | At the time of inspection there was leaves and vegetation type debris in the shed/carport roof gutters to the 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 6.07

Building: Shed
 Location: Internal Areas > Existing
 Finding: Stored Items
 Information: At the time of inspection there was furniture, personal and stored items against internal walls in areas of the shed/garage area inspected.

These stored items severely limit full inspection of the area and are highly likely to conceal timber termite pest and or vermin activity.

It is highly recommended the items are removed to allow for complete inspection of the area.





Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

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

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The building compared to others of a similar age and construction appears to be in fair - good condition.

It does however have some safety concerns along with some major and 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 it is suspected external eaves, internal ceiling and wall linings may be asbestos containing materials.

At the time of inspection there was no timber termite activity found and evidence of a previously installed physical termite barrier in the form of metal ant caps and/or flashings was noted to the concrete piers in the buildings sub floor area and shed exterior walls.

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



Noted Item

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



Noted Item

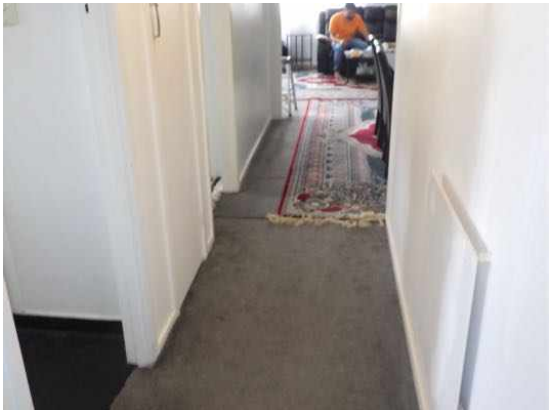
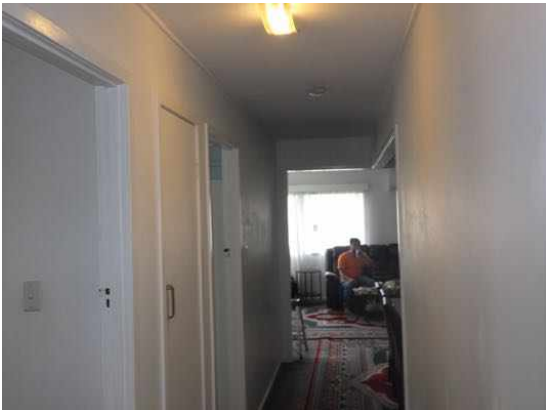
Building: Main Building
 Location: Laundry > Existing
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



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: Bedroom 2 > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

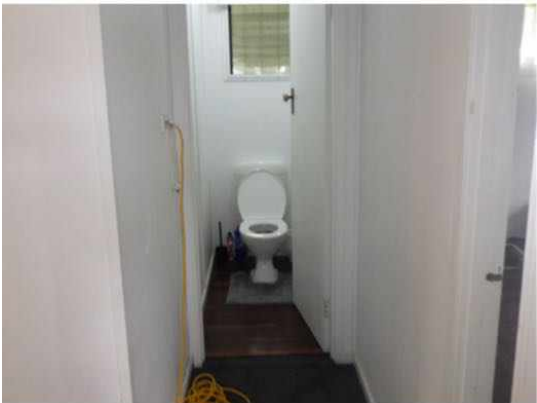
Building: Main Building
Location: Bedroom 3 > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



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







Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Termitracker
Information: The termitracker itracker was positioned randomly to internal wall, timber skirting and window frame areas checking for signs of termite activity.

No activity was recorded at the time of inspection.





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 exterior eaves linings, internal ceiling linings and wet areas wall linings may be of asbestos containing materials.

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

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

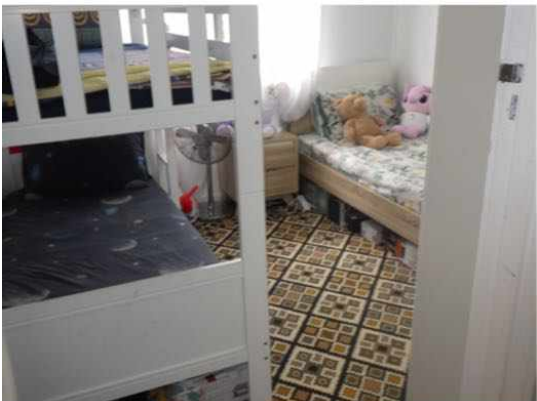
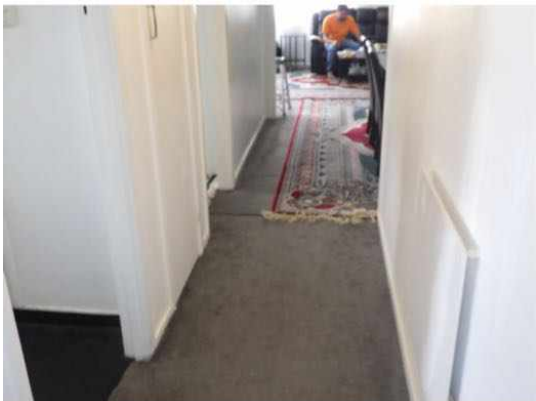
In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

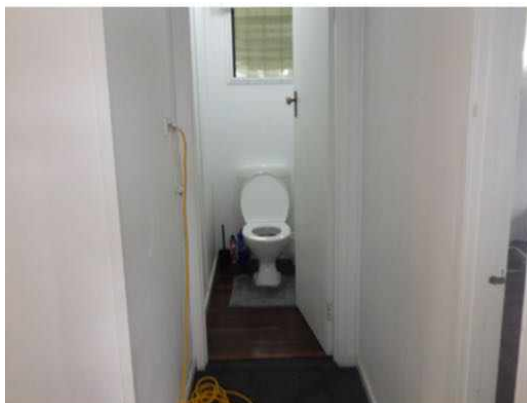




Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Obstructions and Limitations Internal Areas
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas 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.





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

Noted Item

Building: Main Building
 Location: Subfloor > Existing
 Finding: Evidence of a previous termite management system was identified
 Information: There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

In this instance evidence of a previously installed physical barrier was observed, in the form of metal ant caps to the subfloor concrete piers. 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

| | |
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| 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 |

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| | 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.