



Building and Timber Pest Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 17 Poinciana Street Kingston



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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, 17 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable): Keny Guerra

Job Address: 17 Poinciana Street Kingston

Client's Email Address:

Client's Phone Number:

Consultant: Tony Winders Ph: 0419 662 882
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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 with some minor defects found.

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	6
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Perforated Materials / Wire Mesh, Fence - Post and Rail Construction, Driveway, Footpath
Other Timber Bldg Elements	Architraves, Deck, Floorboards, Floating Floor, Door Frames, Doors, Fascias, Skirting Boards, Stair Railing, Staircase
Roof	Pitched, Timber Framed, Super Six Sheeting
Storeys	Double
Walls	Hardi-plank, Timber Framed and Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Exterior Roof Surface - Second Storey.
- Ceiling Cavity.
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.
- 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
- Areas of skillion or flat roof - no access
- Above safe working height
- Ceiling linings
- External concrete or paving
- External finished ground level
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Stored items
- Vegetation
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building
 Location: Stairs - External > Existing
 Finding: Balustrade - Suspected Non-Compliance
 Information: The spacing between the timber rails to the front external stair and timber deck area balustrade were measured and found to be (.225mm 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.

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

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



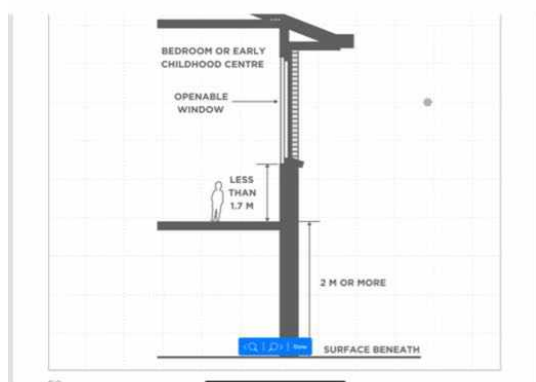
Finding 1.02

Building: Main Building
 Location: Bedroom 2 > Centre,Rear
 Finding: Window safety
 Information: It was noted that the window of the upper level bedroom 2 is less than 1.7m from the

floor and has a fall greater than 2m on the exterior from the sill and as such is required to only open upto 125mm or have a security grill fitted.

This is noted as a safety concern and this regulation may not have been in place at the time of construction.

See NCC Vol2 Part 3.9.2.6 for further detail on this matter.



Standards_and_Tolerances_Guide 2016 QLD

Windows to be protected

Windows are defective if they do not comply with provision 3.9.2.5 of Volume 2 of the BCA that requires that a window opening must have protection if the floor below the window in a bedroom is 2 m or more above the ground surface beneath.

Windows that are located 1.7 m above the floor level are not required to be protected.

Refer to Figure 8.9 in this Guide.

Major Defect

No evidence was found

Minor Defect

Finding 3.01

- Building: Main Building
- Location: Yard - Side > Centre Right
- Finding: Fencing - Deteriorated
- Information: It was noted at the time of inspection that the timber fence posts to the right side of the property appear to have deteriorated at ground level, resulting in significant fence movement when pushed on. 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 of the fence posts 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.

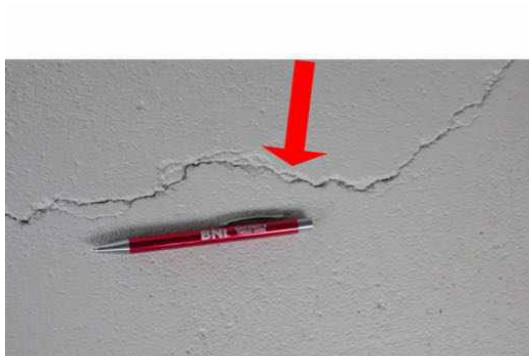


Finding 3.02

Building:	Main Building
Location:	Carport > Ground Level
Finding:	Cracking in concrete slab - Category 1 - 2
Information:	Cracking coded as Category 1 was identified in the carport concrete slab (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



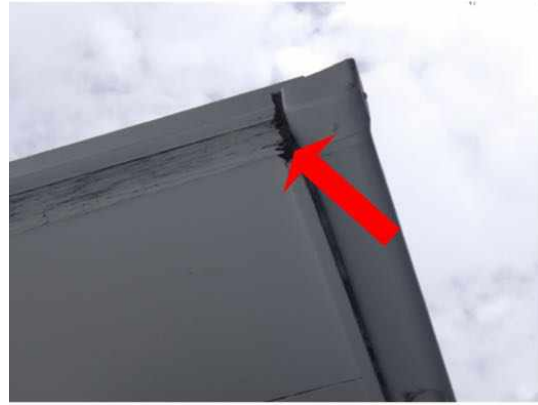
Finding 3.03

Building:	Main Building
Location:	Roof Exterior > Existing
Finding:	Fascias - Wood rot
Information:	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 may be required to replace affected fascia's.



Finding 3.04

Building: Main Building
 Location: Carport > Existing
 Finding: Roof tiles - Weathered
 Information: Upon inspection of the carport area exterior roofing, the majority of metal roof tiles were considered to be in a fair condition. While weathering or deterioration of the tiles is consistent with the age of the property, maintenance works will be required.

The client should consult a roofing contractor to gain advice on costs of any remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



Finding 3.05

Building: Main Building
 Location: Bedroom 6 > Centre Right
 Finding: Window - Stiff to Slide
 Information: The aluminium sliding window in bedroom 6 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 3.06

Building: Main Building
 Location: Bedroom 5 > Front
 Finding: Door stop - Missing
 Information: The bedroom 5 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 3.07

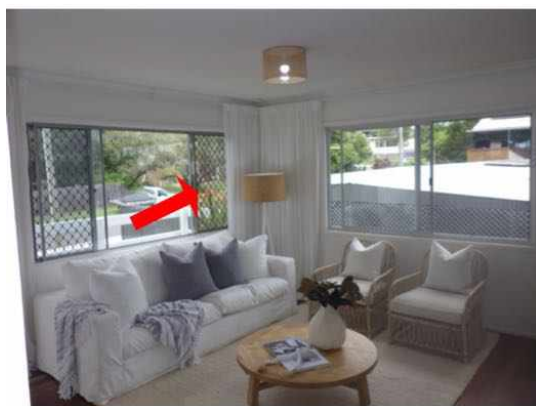
Building:	Main Building
Location:	Lounge Room > Front Left
Finding:	Window - Stiff to Slide
Information:	The left side aluminium sliding window in the lounge room area was stiff to operate at the time of the inspection. Additionally the right side sliding window sash was missing the handle.

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 3.08

Building:	Main Building
Location:	Dining Room > Centre,Rear
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 3.09

Building:	Main Building
Location:	Bedroom 3 > Centre,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 3.10

Building:	Main Building
Location:	Bedroom 1 > Centre,Rear
Finding:	Window - Stiff to Slide
Information:	The right side aluminium sliding window in the main bedroom area was stiff to operate at the time of the inspection. Additionally it was noted the left side sash was fixed in a closed position. 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 or alterations are the usual causes for this type of defect.

An aluminium window service agent will be required to repair the affected windows.



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:	Exterior walls > Existing
Finding:	Termite Management System - no evidence of a chemical installation
Information:	At the time of inspection, it appeared as though no termite management system has been installed on the property, with no evidence to suggest preventative works or regular inspections taking place.

The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber

building elements throughout the property.

A durable notice should be placed in the switchboard unit or the under sink cabinetry to indicate current termite barriers.

The client should consider gaining further advice from a licensed timber termite pest technician as to the costs and procedures involved with this application. It is highly recommended that obtaining such advice be a short-term priority.



Finding 6.02

Building:	Main Building
Location:	Carport > Front Right
Finding:	Stormwater downpipes
Information:	The down pipe to the carport roof area at the front 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 - front & right side > Ground Level
Finding:	In ground contact
Information:	At the time of inspection it was noted the exterior wall cladding is in direct contact with the finished concrete slab and/or ground surfaces to the front, rear and right side of the property.

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

Ideally these types of construction members would be clear of the ground area by a minimum of 50 - 75mm to provide a clear inspection zone.

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





Finding 6.04

Building:	Main Building
Location:	Exterior walls - rear > Centre,Rear
Finding:	Stormwater downpipes
Information:	The down pipe at the rear right side 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.



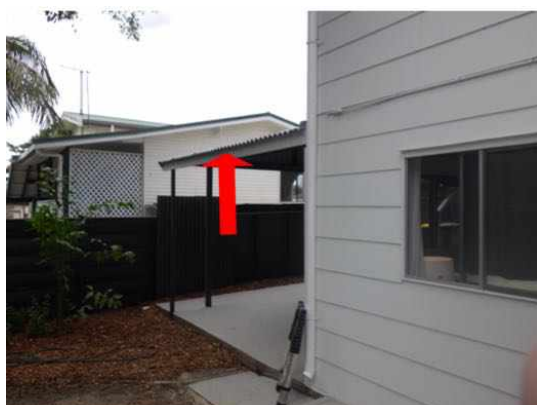
Finding 6.05

Building:	Main Building
Location:	Roof Exterior > Existing
Finding:	Roof Guttering Missing
Information:	At the time of inspection there was no roof guttering installed to Carport and patio area roofs.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance. Roof areas missing gutters are likely to lead to high levels of moisture in the ground areas directly below. 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.

Installation of roof guttering and stormwater downpipes should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

A qualified roof plumber should be appointed to replace the missing guttering.





Finding 6.06

Building: Main Building
 Location: Exterior walls - rear > Ground Level
 Finding: Overflow - Not plumbed for drainage
 Information: The hot water system overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area 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 overflow. These works will ensure that the area remains dry and free of any secondary defects.



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
- Asbestos Inspector
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

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

It does however have 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 the exterior roof sheeting, roof gutters, upper level wall cladding and eaves linings may be of asbestos containing materials.

At the time of inspection there was no timber termite activity found on the site or in the dwelling. No evidence of a previously installed physical or chemical termite barrier was noted, and no evidence of recent annual or regular inspections found.

A timber termite chemical treatment along with annual inspections of the property is highly recommended.

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



Noted Item

Building: Main Building
Location: Bedroom 6 > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Bedroom 5 > 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 4 > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Bathroom/Laundry > Existing
Finding: No obvious defect

Information: No obvious defects found at the time of inspection.



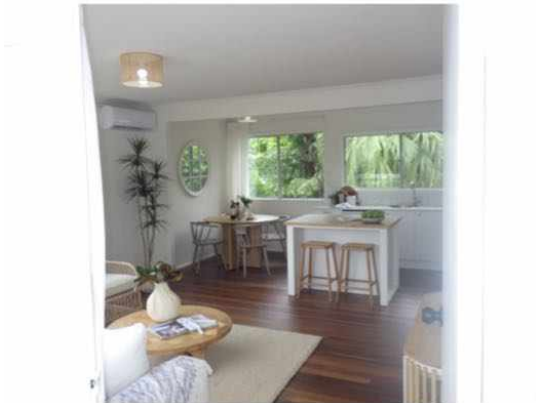
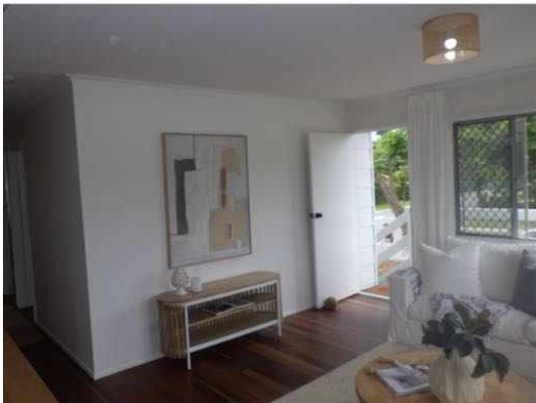
Noted Item

Building: Main Building
Location: Bathroom > Existing
Finding: Moisture Level Readings
Information: At the time of inspection the ground floor bathroom shower cubicle areas checked with the Tramex Moisture Meter returned low - normal moisture level readings.



Noted Item

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



Noted Item

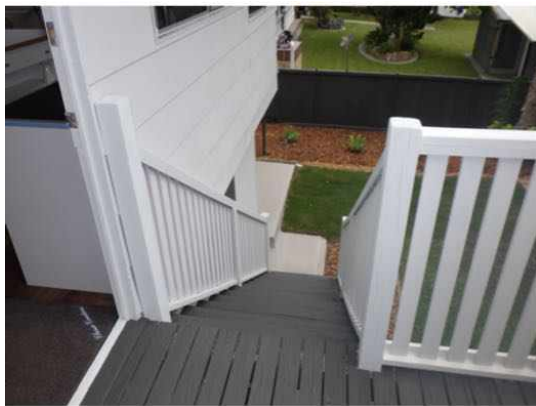
Building: Main Building
 Location: Kitchen > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
 Location: Balcony > Existing
 Finding: No obvious defect

Information: No obvious defects found at the time of inspection.



Noted Item

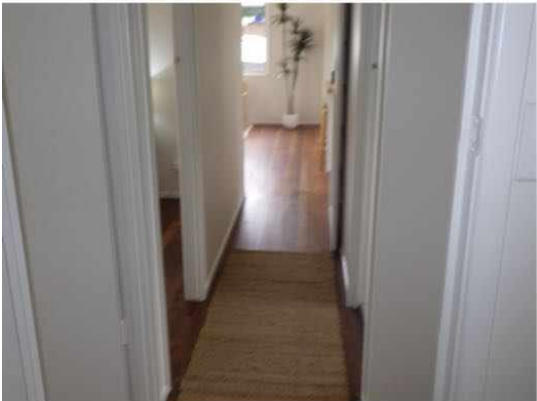
Building: Main Building
Location: Linen Cupboard > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building

Location: Hallway 2 > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

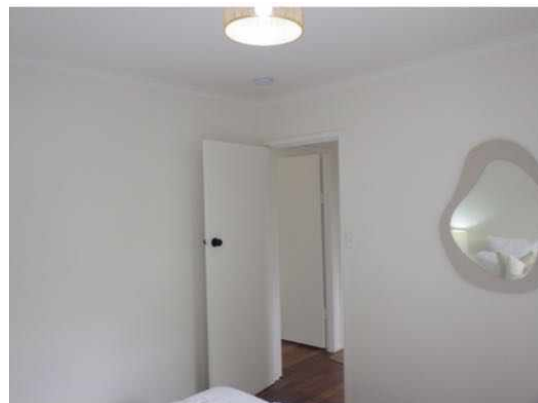
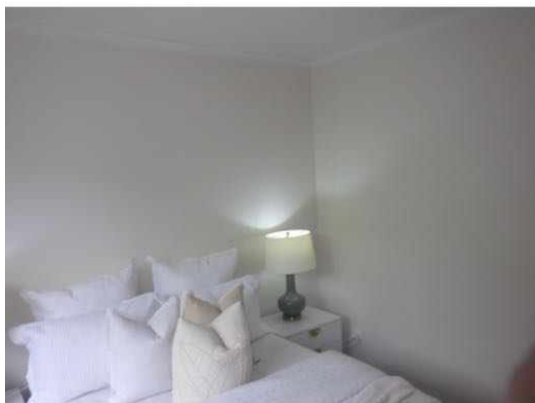
Building: Main Building
Location: Bedroom 3 > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

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



Noted Item

Building: Main Building
Location: Bedroom 1 > 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: Bathroom 2 > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

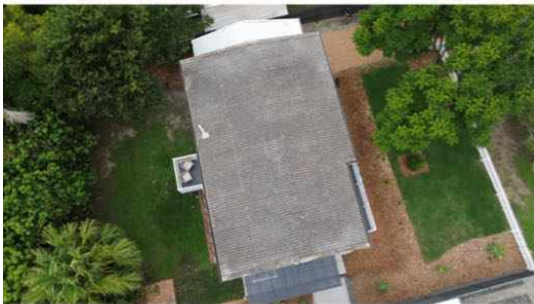
Building: Main Building
Location: Bathroom 2 > Rear
Finding: Moisture Level Readings
Information: At the time of inspection the upper level bathroom shower cubicle areas checked with the Tramex Moisture Meter returned low - normal moisture level readings.





Noted Item

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





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 > Ground Level
Finding: Suspected Non Compliance
Information: Renovation or alteration works to the dwelling may not comply with contemporary building practices and current Australian Standards. While the structure does not currently appear to be unsafe, compliance with such standards ensures the structural integrity of the dwelling.

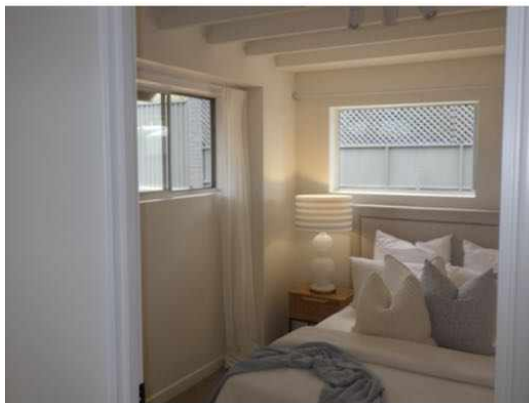
Generally the finished height of the concrete floor slab in a habitable area is required to be a minimum of 150mm above the building perimeter finished ground surface.

If building standards have not been followed, these areas provide a heightened risk of the development of building defects. The structural integrity of the area may be compromised, which creates potential for the development or presence of major safety issues.

It is highly recommended that a search of the Local Council and QBCC records be made to determine what approvals have been granted for any renovation/alteration works to the property.

Note - Information of any alterations or extensions may be noted on the (Form 2) seller disclosure statement as part of the contract of sale.





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 the upper level exterior wall cladding, roof coverings, gutters and eaves linings may be of asbestos containing materials (ACM).

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: Additional Photos
Information: Additional photos are provided for your general reference



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.