



Building and Timber Pest Inspection Report

Inspection Date: Mon, 23 Feb 2026

Property Address: 31/147 Fryar Rd, Eagleby QLD 4207,
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 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 31/147 Fryar Rd, Eagleby QLD 4207, Australia

Client's Email Address:

Client's Phone Number:

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

QBCC 1149244

Company Name: Jim's Building Inspections Ashmore

Company Address and Postcode: Chirn Park 4215

Company Email: Ashmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 662 882

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

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

Section B General

General description of the property

Building Type	Residential, Townhouse
Company or Strata title	Yes
Floor	Slab - Suspended Slab, Suspended Timber Frame, Chipboard
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath
Other Timber Bldg Elements	Architraves, Doors, Door Frames, Skirting Boards, Stair Railing
Roof	Pitched, Tiles, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed), Rendered, 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.

- Fencing
- Gardens
- Exterior
- Interior
- Roof Void - Part
- Subfloor
- The Site
- Trees
- Roof Exterior - Part
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Site - Part.
- Outside of the fencing.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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:

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

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

Finding 1.01

Building: Main Building
 Location: Stairs - Internal > Existing
 Finding: Stairs - Handrail
 Information: At the time of inspection it was noted there was no handrail in the internal stairway. The absence of a handrail in the stairway compromises the safety and accessibility of the stairs for all users.

According to AS1657-2018, every stairway must have at least one handrail, and a handrail on each side for stairways wider than 1000mm.

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

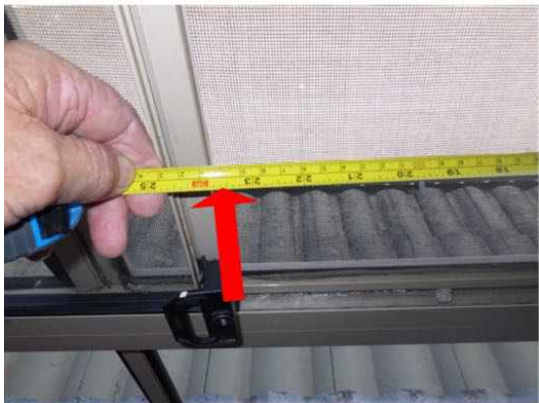
A licensed builder could be consulted for further information on stairway requirements.



Finding 1.02

Building: Main Building
 Location: Bedrooms > Existing
 Finding: Window safety
 Information: It was noted that the windows of the upper level bedrooms are less than 1.7m from the floor and have a fall greater than 2m on the exterior from the sill and as such are required to only open upto 125mm or have security grills fitted.

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



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: Exterior walls - front > Centre Left
Finding: Cracking - Walls
Information: There is cracking to areas of the exterior wall cladding (as per example photos). The cracking appears to be concentrated at the vertical joints of the wall sheeting and is generally minor in nature. It is assumed the cracking is the result of normal building movement or substandard workmanship at the time of construction.

A licensed solid plasterer or qualified painter could be consulted regarding rectification options.

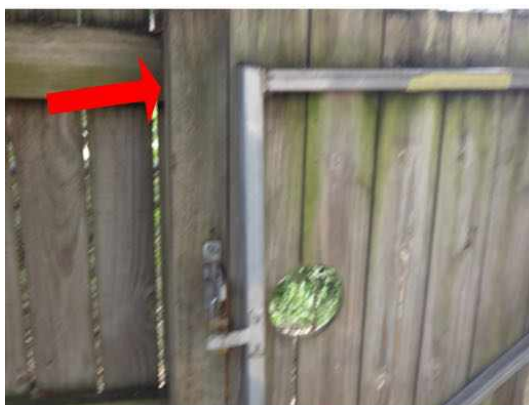


Finding 3.02

Building: Main Building
Location: Yard - Back > Existing

Finding: Gate - Sticking/ jamming
 Information: At the time of inspection the gate to the rear of the property was sticking or jamming during standard operation.

A fencing contractor or general handyman could be engaged to adjust or repair the gate as required.



Finding 3.03

Building: Main Building
 Location: Yard - Back > Ground Level
 Finding: Cracking in concrete slab - Category 1
 Information: Cracking coded as Category 1 was identified in the driveway and footpaths concrete slabs (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 3.04

Building: Main Building

Location: Stair Landing > Centre

Finding: Tile - Cracked

Information: A cracked tile to the rear stair landing area was identified at the time of inspection. Such defects are generally caused by impact. Cracked or broken tiled areas may also be a direct result of poor workmanship during the construction process.

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



Finding 3.05

Building: Main Building

Location: Subfloor > Front Right

Finding: Metal Bracket

Information: At the time of inspection a metal tie down bracket to the subfloor area of the property was disconnected from the timber floor joist or bearer (reason unknown).

A qualified carpenter or general handyman should be engaged to re-attach the metal tie down bracket to the floor structure.



Finding 3.06

Building:	Main Building
Location:	Kitchen > Centre Left
Finding:	Cabinetry - Door jamming
Information:	The undersink cupboard doors in the kitchen area were found to be binding at the time of inspection. To improve operation of the affected cupboard doors, a cabinet maker or general handyman may be appointed to make adjustments to the hinges of the affected door. Such works should be completed at discretion of the client.



Finding 3.07

Building:	Main Building
Location:	Kitchen > Rear Right
Finding:	Window - Stiff to Slide
Information:	The aluminium sliding window in the kitchen 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 3.08

Building:	Main Building
Location:	Kitchen > Centre
Finding:	Light fitting - Missing cover
Information:	The ceiling light fitting cover in the kitchen area was found to be missing at the time of inspection. Damage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate).

A Licensed electrician or general handyman could be appointed to replace the light fitting cover at the client's discretion.



Finding 3.09

Building:	Main Building
Location:	Garage > Existing
Finding:	Cracking in concrete slab - Category 1
Information:	Cracking coded as Category 1 was identified in the garage floor concrete slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

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

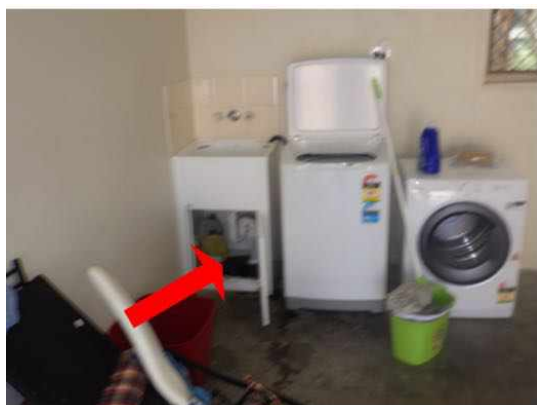
Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Finding 3.10

Building:	Main Building
Location:	Laundry > Existing
Finding:	Surface requires cleaning
Information:	At the time of inspection there was evidence of a leaking container (contents unknown) affecting the metal laundry tub and concrete floor surface.

The client should notify the real estate agent or occupants of the leaking container for removal and cleaning of the area.



Finding 3.11

Building:	Main Building
Location:	Laundry > Rear Right

Finding: Painted surface - Deteriorated
 Information: At the time of inspection sections of paint to the timber window frame in the laundry was found to have deteriorated. Deteriorated internal paint is generally an indication of excessive moisture exposure or poor workmanship.

It is advised that the affected paint work be rectified by a qualified painter.



Finding 3.12

Building: Main Building
 Location: Stairs - Internal > Existing
 Finding: Light not operating
 Information: The ceiling light in the upper level stair area was not operating at the time of inspection.

It is assumed the light globe needs replaced. A general handyman could be engaged to undertake minor works at the clients discretion.

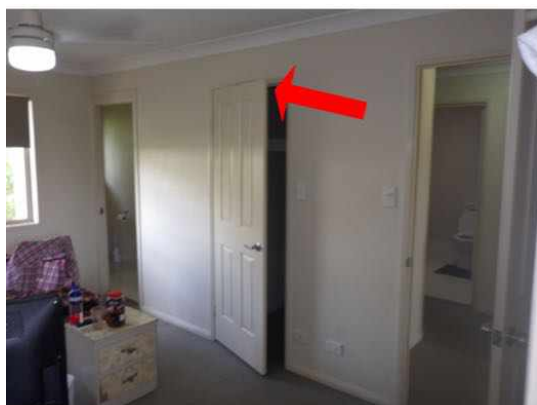
Alternatively a licensed electrician may be required.



Finding 3.13

Building: Main Building

Location:	Walk In Robe > Front
Finding:	Door - Broken latch
Information:	The door latch to the walk in robe door was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).
	Replacement of the broken door catch is advised to improve the operational state of the associated door.
	A general handyman could be appointed to replace the door latch at the client's discretion.



Finding 3.14

Building:	Main Building
Location:	Walk In Robe > Centre
Finding:	Manhole Cover
Information:	At the time of inspection the manhole cover boarding and/or frame showed signs of deterioration.
	A general handyman should be engaged to repair/replace the manhole cover frame.





Finding 3.15

Building: Main Building
 Location: Ensuite > Front Left
 Finding: Fitting or fixture - Missing
 Information: A fixture was missing from the ensuite wall at the time of inspection

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

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



Finding 3.16

Building: Main Building
 Location: Ensuite > Centre Right
 Finding: Shower Screen door - Sticking
 Information: The shower screen door was binding on the frame in the ensuite at the time of inspection. 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.

Adjustment of the shower screen door hinges may rectify the issue.

A shower screen door supplier or installer may be appointed to perform these works at client discretion.



Finding 3.17

Building: Main Building
 Location: Ensuite > Centre
 Finding: Light not operating
 Information: The ceiling light in the ensuite area was not operating during standard operation.

It is assumed the light globes need replaced. A general handyman could be engaged to undertake minor works at the clients discretion.

Alternatively a licensed electrician may be required.



Finding 3.18

Building: Main Building
 Location: Bedroom 2 > Front
 Finding: Door - Broken latch
 Information: The door latch to the bedroom 2 door was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

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

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



Finding 3.19

Building:	Main Building
Location:	Bathroom > Front Left
Finding:	Striker Plate - Missing
Information:	The bathroom door handle striker plate was missing from the door frame at the time of inspection. 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.

Re-installation or replacement of the striker plate is advised to prevent any subsequent damage to the door frame or associated structures. A general handyman may be appointed to perform these works at client discretion.



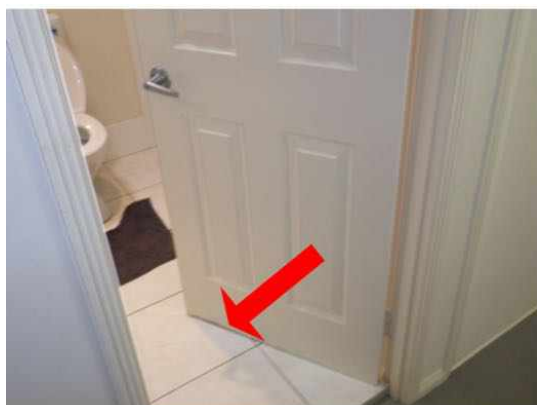
Finding 3.20

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

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

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



Finding 3.21

Building: Main Building
 Location: Bathroom > Centre Left
 Finding: Basin - Pop up waste
 Information: The bathroom basin pop up waste was damaged or missing at the time of inspection. It is advised that maintenance is carried out on the waste so as it functions as intended.

A handyman could be appointed to perform any remedial works where required.

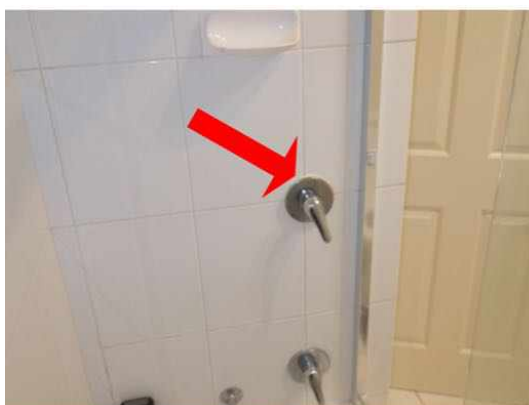


Finding 3.22

Building: Main Building
 Location: Bathroom > Centre Right
 Finding: Sealant
 Information: It was noted on inspection that sealant in the bathroom shower cubicle area has been poorly applied to wall tiles and fixtures. The reason for the sealant application is unknown, but may be to stop water penetrating the shower area flick mixer back plate.

Sealant is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structure.

A sealant specialist should be appointed to undertake repair work.



Finding 3.23

Building: Main Building
 Location: Bedroom 3 > Centre
 Finding: Light fitting - Missing cover
 Information: The ceiling light fitting cover in the bedroom 3 area was found to be missing at the time of inspection. Damage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element

(accidental or deliberate).

Replacement of the missing light cover fitting is advised.



Finding 3.24

Building:	Main Building
Location:	Attic > Centre
Finding:	Skylight - Damaged/blocked shaft
Information:	It was noted at the time of inspection that the skylight shaft has been blocked/damaged, and is therefore not fully functional.

While seemingly minor, skylights allow natural light to filter into the surrounding area. Without such light, the area may be susceptible to the formation and development of mould, which creates a respiratory health hazard for all persons that come into contact with the area.

Where the skylight shaft has been blocked (even partially) or damaged, it is recommended that a carpenter or general handyperson be appointed to perform rectification works as necessary.



Finding 3.25

Building: Main Building
Location: Roof Exterior > Existing
Finding: Roof tiles - Weathered
Information: Upon inspection of the exterior roofing photos (taken with the DLI mini 3 drone), the majority of roof tiles were considered to be in a fair - good condition. While weathering of the tiles is consistent with the age of the property, maintenance works may be required.

Re-pointing and re-sealing the roof tiles could be considered by the client to help preserve and extend the life span of the tiles.

The client could 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.

NOTE - The roof exterior maintenance or repairs may be the responsibility of the buildings body corporate managers.

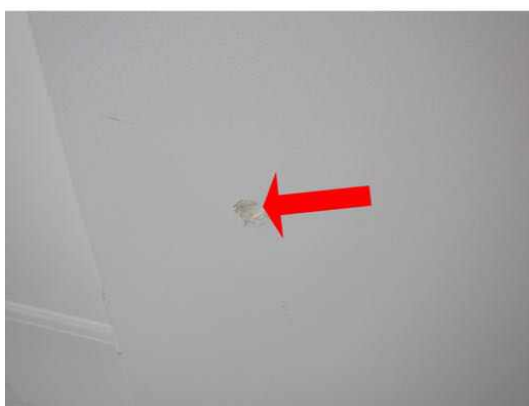
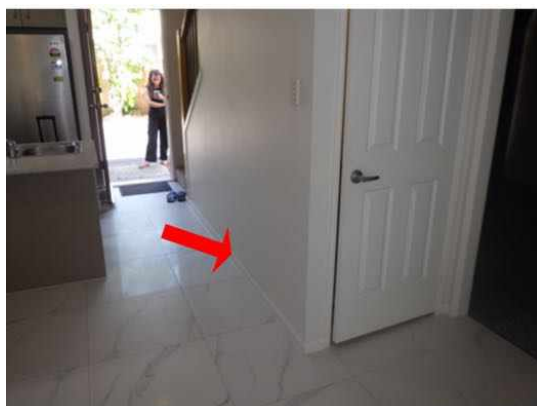




Finding 3.26

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

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



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: Exterior walls - front > Ground Level
 Finding: Gardens
 Information: At the time of inspection it was observed there is garden beds directly against external walls. Generally placing garden beds directly against a property walls should be avoided as it creates potential nesting sites for termites or rodents and/or moisture related issues.

Any areas where garden beds are directly against exterior walls are considered high risk for timber termite activity.

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



Finding 6.02

Building: Main Building
 Location: Exterior walls - front > Front Left
 Finding: Stormwater pipe
 Information: The down pipe to the front left wall of the building finishes short of the roof gutter dropper pipe. This disconnection negatively impacts the functional capacity of the down pipe.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can

become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is recommended that a plumber or handyman be appointed to further inspect and to extend the down pipe as necessary.



Finding 6.03

Building:	Main Building
Location:	Exterior walls > Existing
Finding:	Overflows - Not plumbed for drainage
Information:	The air conditioning unit overflows 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 overflow. These works will ensure that the area remains dry and free of any secondary defects.





Finding 6.04

Building:	Main Building
Location:	Yard - Back > Rear Left
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.



Finding 6.05

Building:	Main Building
Location:	Yard - Back > Ground Level
Finding:	Stormwater Grates
Information:	The stormwater grate to external ground area at the rear of the property appeared to be blocked or damaged at the time of inspection.

Where water doesn't drain adequately, the area can become excessively damp,

potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is recommended that a general handyman be appointed to clear and/or repair the stormwater line grate as necessary.



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

- Licensed Electrician
- As identified in summary and defect statements
- 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 good condition.

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

At the time of inspection there was no timber termite activity found and evidence of previously installed physical and chemical termite barriers was noted. These systems require regular annual inspections. The client is advised to seek further information from the buildings body corporate managers regarding any knowledge of the termite barrier installation company or barrier details and maintenance requirements.

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

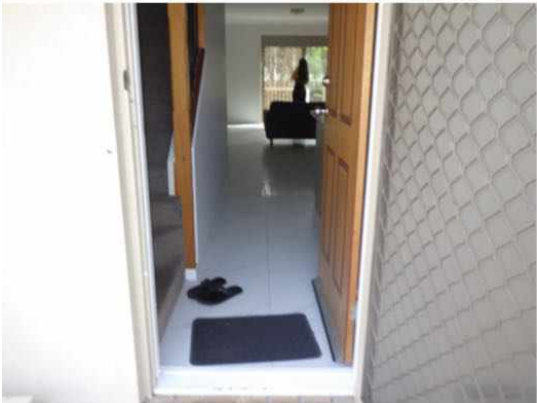
Building: Main Building
Location: Subfloor > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





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: Living/Dining Room > Existing
Finding: No obvious defect

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



Noted Item

Building: Main Building
Location: Under Stair Void or Storeroom > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building

Location: Garage > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Stair Landing > 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

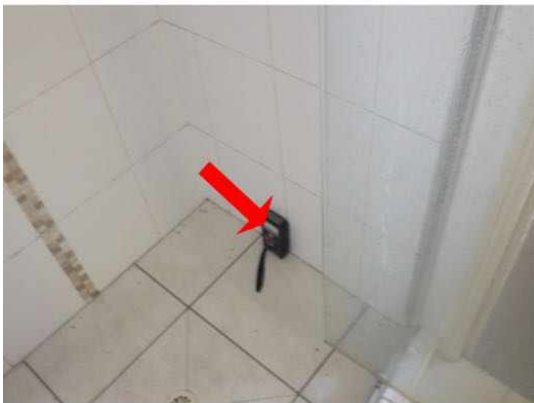
Building: Main Building
Location: Bedroom - Master > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

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





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: Bathroom > Centre Right
Finding: Moisture Level Readings
Information: At the time of inspection the bathroom shower cubicle areas checked with the Tramex Moisture Meter returned low - normal moisture level readings.





Noted Item

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



Noted Item

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





Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Termitracker
Information: The termitracker 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: External Areas > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





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

Noted Item

Building:	Main Building
Location:	External Areas > Ground Level
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 previously installed physical and chemical barriers were observed. This system requires regular annual inspections.

No durability notice and no evidence of regular or annual inspections was found.

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 past owner or the buildings body corporate managers.

NOTE - Maintenance and/or replenishment of the timber termite management systems

may be the responsibility of the buildings body corporate managers.





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.