



Building and Timber Pest Inspection Report

Inspection Date: Fri, 6 Feb 2026

Property Address: 72 Cottesloe Dr, Robina QLD 4226,
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: Fri, 6 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 72 Cottesloe Dr, Robina QLD 4226, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Gordon Duncan Ph: 0478 121 200
Email: Kenmore@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections Kenmore

Company Address and Postcode: Mount Crosby 4306

Company Email: Kenmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0478 121 200

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 the condition documented in this report.

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	Concrete
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	South
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Fence - Fabricated Metal Fence, Pool, Retaining Walls, Shed
Other Timber Bldg Elements	Doors, Architraves, Internal Joinery, Door Frames, Landscaping Timbers and Construction, Skirting Boards, Veranda Posts, Weatherboards, Window Frames
Roof	Timber Framed, Tiled
Storeys	Single
Walls	Brick Veneer (Timber Framed), Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Interior
- Gardens
- Fencing
- Exterior
- Landscaping Timbers
- Interior of Pool Fencing
- Posts
- Roof Exterior - Part
- Roof Void - Part
- 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
- Site - Part.

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 low roof pitch preventing full inspection
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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: **High**

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: **High**

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: Roof Void
Finding: Electrical junction box - Missing
Information: At the time of the inspection, it was noted that an electrical cable in the roof void has not been terminated in a junction box. It could not be determined if the wire is live at the time of the inspection, and as such should be treated as if it is live. This is in the area above the entry.

Junction boxes provide a second insulation barrier to adequately seal off and protect the wires, increasing the safety of the immediate environment and ensuring that the wiring is not damaged.

The absence of junction boxes poses as an electrical safety hazard, providing risk of electrocution. It appears as though wiring in this area has been completed to a substandard level of workmanship, evidenced by the lack of adequate wiring protection.

Appointment of a licensed electrician is highly advised to provide additional information on the risks of unprotected wiring and to install junction boxes and any other elements as required. Such works should be carried out as a matter of urgency; until this time, any persons within this area should exercise a high level of caution.



Major Defect

Finding 2.01

Building: Main Building

Location: Family bathroom

Finding: Family bathroom - evidence of moisture damage

Information: At the time of the inspection, it was noted that there was evidence of moisture damage around the shower area of the family bathroom. Elevated moisture readings were recorded on the tiled shower wall and the wall on the bedroom side of the shower. The grout in the shower was not in a good condition and sealant has been applied to at least one grout line.

Moisture damage was found to the bottom of the timber door frames to the bathroom and to the hallway. Excessive moisture readings were recorded at the base of the timber door frame for the door into the bathroom. This appears to have had previous repairs carried out to it.

The moisture readings indicate that there may be an issue with the shower water-proofing which is allowing moisture to enter the wall cavity. An invasive inspection may be required to determine if the water-proofing has failed and if any damage has occurred in the wall cavity.

Moisture in wall cavities creates a conducive environment for termite activity and can cause undetected damage to the associated building materials.

A bathroom specialist should be engaged to assess the shower area and provide a solution to rectify this issue. This should be done as a matter of urgency.





Moisture damage



Moisture damage



Excessive moisture reading



Elevated moisture reading



Moisture damage



Elevated moisture reading



Elevated moisture reading



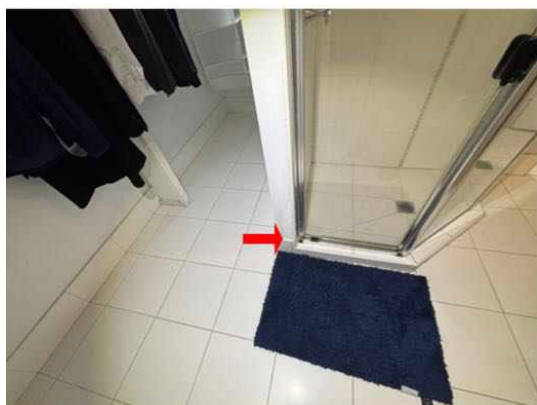
Moisture damage

Minor Defect

Finding 3.01

Building:	Main Building
Location:	Ensuite
Finding:	Ensuite - moisture damage
Information:	At the time of the inspection, it was noted that there was evidence of moisture damage to the wall next to the shower in the ensuite. Moisture readings were inconclusive due to the metal corner beads under the plaster which give false excessive moisture readings. It appears that the shower screen may be leaking.

A bathroom specialist should be engaged to assess the shower area in the ensuite and provide a solution for this issue. This should be done as a short term priority.



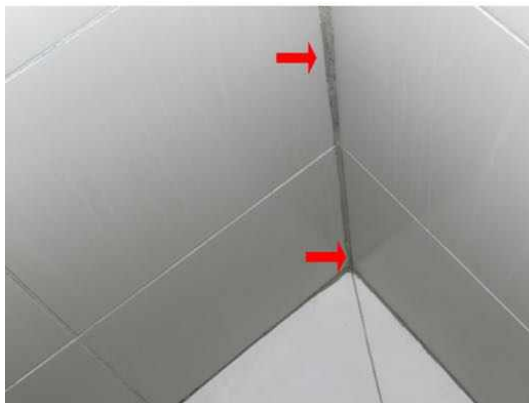
Finding 3.02

Building:	Main Building
Location:	Ensuite
Finding:	Ensuite - sealant deteriorating
Information:	At the time of the inspection it was noticed that the sealant in shower of the ensuite was deteriorating.

Sealant is used in tiled areas to prevent moisture from entering the wall cavity and causing damage to the building elements. A moist environment in the wall cavity may also be a conducive condition for termite activity.

If it is not addressed, damage to building elements will occur and would require invasive works to rectify any damage.

A building maintenance professional or sealant applicator should be appointed to replace all sealant as a matter of urgency.



Finding 3.03

Building:	Main Building
Location:	Bedroom 4
Finding:	Window frame - Water stained
Information:	At the time of the inspection, it was noted that there was evidence of water staining to the top of the window frame in bedroom 4(back right corner). Moisture damage was found on the window sill of this window. Elevated moisture readings were recorded on the timber window frame.

There are little to no eaves on the exterior of this window. This means that the gutter is closer to the wall and if the gutter gets blocked by leaves or debris, the gutters can easily overflow back into the building and not the eaves. The gutters were clear when inspected. The client should ensure that the gutters are kept clear of debris. Upgrading to a larger gutter size may be considered.

Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.





Finding 3.04

Building: Main Building

Location: Laundry

Finding: Laundry - evidence of moisture damage

Information: At the time of the inspection, it was noted that there was evidence of moisture damage to a lower section of the exterior wall in the laundry. This may be due to the external laundry door having no weather seals to it. Elevated moisture readings were recorded in this area.

Again, this part of the dwelling has little to no eaves on the exterior and as such, blocked gutters could overflow back into the building. The gutters were clear when inspected.

A building maintenance professional could be engaged to install weather seals to the external laundry door and repair the moisture damage. This can be done at the clients discretion.





Finding 3.05

Building: Main Building

Location: Bedroom 3

Finding: Bedroom 3 - water stain

Information: At the time of the inspection, it was noted that there was a water stain to the wall under the window in bedroom 3. Elevated moisture readings were recorded on the window sill but only in front of the opening side of the window. It is suspected that moisture has entered the room through the open window. Again, this part of the dwelling has little to no eaves and as a result the window is not protected from weather.

A building maintenance professional or painting contractor could be engaged to carry out the necessary repairs to this area. This can be done at the clients discretion.



Finding 3.06

Building:	Main Building
Location:	Family bathroom
Finding:	Family bathroom - window sill damage
Information:	At the time of the inspection, it was noted that a section of the window sill in the family bathroom has been poorly repaired. Excessive moisture readings were recorded on the repair. The possible source of this moisture reading could not be determined.

The client should monitor the area for any change in appearance which may suggest a leak.

A building maintenance professional or painting contractor could be engaged to redo this repair. This can be done at the clients discretion.



Finding 3.07

Building: Main Building
Location: Family bathroom
Finding: Family bathroom - vanity has moisture damage
Information: At the time of the inspection, it was noted that the vanity in the family bathroom had evidence of moisture damage to it. This has been covered with a film to improve the appearance. Due to the age of the materials, this is not unusual where exposure to moisture is expected.

A bathroom specialist could be engaged to replace the vanity. This can be done at the clients discretion.



Finding 3.08

Building: Main Building
Location: Boundary fence
Finding: Boundary fence- deteriorating
Information: At the time of the inspection, it was noted that the left hand side timber boundary fence was deteriorating. This will be due to the age of the materials and general weathering. The fence is currently upright however there is movement to some sections when pressure is applied to them.

A fencing contractor should be engaged to assess the fences and provide a solution to rectify this issue. This can be done at the clients discretion.





Finding 3.09

Building: Main Building
 Location: All External Areas
 Finding: Down pipes - modified
 Information: At the time of the inspection, it was noted that the base of two of the down pipes for the gutter system has been modified. A section has been cut out and covered with mesh. The reason for this modification could not be determined.

This may allow moisture to escape near the foundations of the dwelling which will create a conducive environment for termite activity and may cause damage to the associated building materials.

A licensed plumber should be engaged to repair the affected down pipe bases. This can be done at the clients discretion.



Finding 3.10

Building: Main Building

Location: Kitchen

Finding: Kitchen - ceiling lining cracking

Information: At the time of the inspection, it was noted that there was minor cracking to the ceiling lining around the skylight in the kitchen area. This appears to be general wear and tear and movement of the associated building materials. Normal moisture readings were recorded around the skylights.

The functionality of the ceiling lining is not affected at present. A plasterer could be engaged to repair the cracks. This can be done at the clients discretion.





Finding 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Kitchen - flexible hose has signs of rust
Information:	At the time of the inspection, it was noted that a flexible hose to the kitchen mixer had signs of rusting. This may be due to the age of the hose. Flexible hoses typically have a 5 - 10 year lifespan. It is recommended that they be changed if they have signs of bulging, fraying, kinking or rust.

A licensed plumber should be engaged to replace both the flexible hoses to the kitchen mixer. This should be done as a matter of urgency.



Finding 3.12

Building:	Main Building
Location:	Lounge
Finding:	Lounge - screen door not latching
Information:	At the time of the inspection, it was noted that the screen door in the lounge was stiff to operate and did not latch during normal operation, it could not be locked.

A screen door specialist should be engaged to carry out the necessary repairs to restore functionality to this screen door. This can be done at the clients discretion.



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:	All External Areas
Finding:	Termite Management System - no evidence of a chemical installation
Information:	At the time of the inspection, no evidence of a chemical termite management system was found. There is no durable notice in the meter box. Visual evidence of a physical termite barrier was found to the left hand side extension which appears to have been built in 2020. The original dwelling on the right hand side has no termite treatment system.

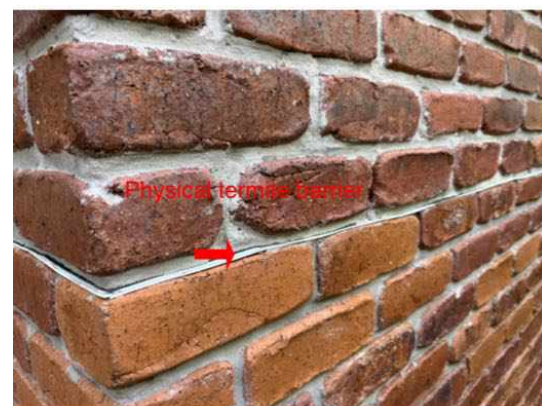
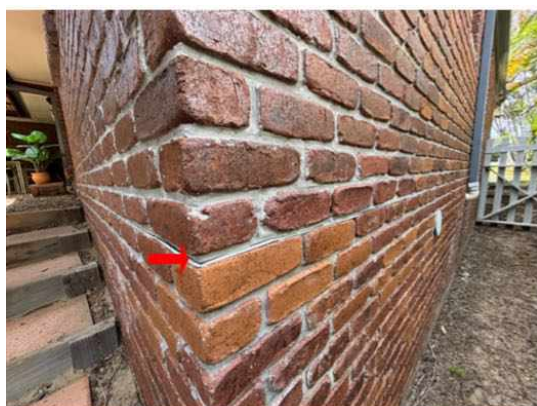
The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs

and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

A termite treatment system and annual termite inspections are important parts of an ongoing termite management plan.



Finding 6.02

Building:	Main Building
Location:	All External Areas
Finding:	Air conditioner - Disconnected overflows
Information:	At the time of the inspection, it was noted that the air conditioner drain overflows to all the units were not connected to the storm water drainage and as a result are draining next to the foundations of the dwelling.

Air conditioning overflows that are not connected to the storm water drainage and are draining near the foundation can create excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor

works should be carried out as soon as possible.



Finding 6.03

Building:	Main Building
Location:	All External Areas
Finding:	Vegetation touching the building
Information:	At the time of the inspection, it was noted that there was vegetation touching the building in several locations. This creates a potential access point for termites to enter the building undetected. This is a conducive condition for termite activity.

The client is to ensure that the vegetation is trimmed back to prevent undetected termite entry to the building and to provide a clear inspection area between the vegetation and the dwelling. This should be done as a matter of urgency.



Finding 6.04

Building: Main Building
Location: All External Areas
Finding: External areas - tree stumps
Information: At the time of the inspection, it was noted that there were several tree stumps throughout the yard. Over time they will decay and become a conducive environment from termite activity.

The client should have the stumps and any leaf or garden litter removed. This should be done as a short term priority.



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 Plumber
- 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

- Compared to dwellings of a similar age, the visual appraisal, and a limited assessment of the serviceability of the brick veneer clad building, at the time of the inspection, was in a good condition. All significant items have been noted in the body of this report, and will require addressing.

Evidence of moisture damage was found around the shower area in the family bathroom, ensuite and the laundry. Evidence of water entering the building was found in bedroom 3 and 4.

The tree stumps and garden litter needs to be removed to lower the risk of termite activity.

An electrical junction box needs to be installed to the electrical connection in the roof void.

No evidence of a termite treatment system was found during the inspection. No current durable notice was found in the meter box or the kitchen sink cabinet. A physical termite barrier was installed to the perimeter of the extension on the left hand side of the dwelling. This extension appears to have been built in 2020. The original dwelling, right hand side, has no termite treatment system.

A termite and timber pest technician must be engaged to provide a chemical termite treatment system to suit this style of building. This should be done as a matter of urgency.

Annual termite inspections must be carried out in partnership with a termite treatment system, physical or chemical, as termite treatment systems cannot be expected to be 100% effective. A termite treatment system and annual termite inspections are an important part of an ongoing termite management plan.

Due to the conducive conditions for termite activity, as per AS3660 and as referenced in section D4 - Further Inspections, a termite and timber pest technician must be engaged to carry out annual termite inspections as part of an ongoing termite management plan.

The termite and timber pest technician will advise if the frequency of the inspections should be increased once they have assessed the property. Termite inspections do not stop termites, however

the damage they can cause may be lessened if caught early. Termite activity is generally concealed.

Some minor defects were noted. Maintenance items needing attention may be performed at the clients discretion. Work should not be neglected as further deterioration may occur.

For further information, advice and clarification please contact Gordon Duncan on: 0478 121 200

Section D Significant Items

The following items were noted as - For your information

Noted Item

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





Noted Item

Building: Main Building
Location: Roof Void
Finding: Obstructions and Limitations - Roof cavity
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the roof cavity

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.



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.