



Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 31 Pedder St, Marsden QLD 4132, Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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: Wed, 25 Mar 2026

Modified Date: Thu, 26 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 31 Pedder St, Marsden QLD 4132, 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 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 - Infill Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Footpath, Garage, Shed, Driveway, Fence - Fabricated Metal Fence, Pergoda
Other Timber Bldg Elements	Skirting Boards, Architraves, Door Frames, Internal Joinery, Deck, Doors, Floating Floor, Window Frames
Roof	Pitched, Tiles, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior
- Fencing
- Interior
- Gardens
- Roof Exterior - Part
- Roof Void - Part
- Landscaping Timbers
- Outbuildings
- 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.
- Locked Sheds or Outbuildings.
- Roof Exterior - Part
- Outside of the fencing.
- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Appliances and equipment
- Above safe working height
- Decking
- Duct work
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- External concrete or paving
- Furniture
- Rugs
- Sarking
- Stored items
- Solar Panels
- Vegetation
- Wall linings

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

Undetected defect risk (Building)

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

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

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

Undetected defect risk (Timber Pest)

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
Location: External Areas > Ground Level
Finding: Tile - Cracked
Information: Cracked tiles to external paved areas were 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 3.02

Building:	Main Building
Location:	External Areas > Existing
Finding:	Wood rot
Information:	The timber facing boards to the external fence/screens at the rear of the property show evidence of wood rot (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. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials.

A qualified carpenter or general handyman may be required to replace the affected building materials.



Finding 3.03

Building: Main Building
 Location: Study > Front
 Finding: Door - Binding/Jamming
 Information: Binding of the study door on the door frame was evident during standard operation.

A door that binds to the associated door frame or sill may have several causes, such as poor installation of the door or deteriorated hinges.

A qualified carpenter or general handyperson could be appointed to perform minor rectification works at client discretion.



Finding 3.04

Building: Main Building

Location: Bedroom - Master > Front Left

Finding: Cornice Movement

Information: It was noted that the ceiling cornice in the main bedroom is showing signs of minor separation from the wall linings and cracking.

This is a common defect caused through normal movement of homes.

A licensed painter or general handyman could be engaged to undertake minor repair work.



Finding 3.05

Building: Main Building

Location: Ensuite > Existing

Finding: Cornice Movement

Information: It was noted that the ceiling cornice in the ensuite showing signs of minor separation from the ceiling linings and cracking.

This is a common defect caused through normal movement of homes.

You should monitor the cornice for any further signs of deterioration .

A qualified painter or general handyman could be engaged to undertake minor repair work at the clients discretion.



Finding 3.06

Building: Main Building

Location: Bathroom > Centre Right

Finding: Basin - Pop up waste stiff.

Information: The bathroom basin pop up waste's were stiff to operate at the time of inspection. It is advised that maintenance is carried out on the waste's so as they function as intended.

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





Finding 3.07

Building: Main Building
Location: Bathroom > Existing
Finding: Cornice Movement
Information: It was noted that the ceiling cornice in the bathroom is showing signs of minor separation from the ceiling linings and cracking.

This is a common defect caused through normal movement of homes.

A licensed painter or general handyman could be engaged to undertake minor repair work.



Finding 3.08

Building: Out Building
 Location: Cabana > Front
 Finding: Door Rubbing
 Information: It was noted that the bottom edge of the left side Cabana door is rubbing on the floor tiles making the door stiff to open and close at the time of inspection.

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

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



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: Deck > Existing
 Finding: Inspection Zone Exposure
 Information: At the time of inspection the timber deck at the front left side of the property is finished tight against the exterior wall surface.

An inspection zone of 20mm between the timber decking to the slab edge or wall exterior is required. This inspection zone should be maintained in order to force

termites into the open where they can be detected more readily during regular inspections. The slab edge or wall exterior inspection zone should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete, cladding, timber decking or other structures. If the slab edge or wall exterior inspection zone is not properly exposed, it is considered a high risk area of termite attack.

It is highly recommended that timber termite pest inspections be carried out every 1 - 3 months to aid protection of the property against infestation.



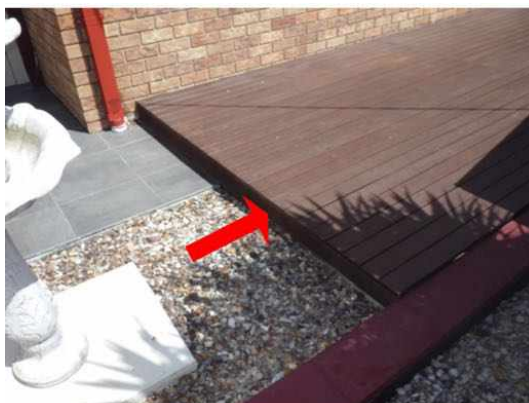
Finding 6.02

Building:	Main Building
Location:	Deck > Ground Level
Finding:	Deck - In ground contact
Information:	At the time of inspection it was noted the timber deck area to the front left side of the property is in direct contact with the finished ground level.

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

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements.

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



Finding 6.03

Building: Main Building
 Location: Exterior walls - left side > 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 6.04

Building: Main Building
 Location: Exterior walls - right side > Front Right
 Finding: In ground contact

Information: The timber gate post fixed to the exterior wall brickwork is in direct contact with the footpath concrete slab.

Any timbers 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 timbers.

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

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



Finding 6.05

Building: Main Building

Location: Exterior walls - rear > Rear Right

Finding: Stormwater downpipes

Information: The down pipe at the rear right side of the property is not connected directly to the stormwater drainage on the site. This disconnection can negatively impact the functional capacity of the downpipe 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 pipe to the properties stormwater line as necessary.



Finding 6.06

Building:	Out Building
Location:	Pergola > Front Left
Finding:	Stormwater downpipe
Information:	The down pipe to the pergola roof area at the rear of the property is not connected to the stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the downpipe 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 pipe to the properties stormwater line as necessary.



Finding 6.07

Building:	Out Building
Location:	Cabana > Rear Left
Finding:	Stormwater downpipe
Information:	The down pipe to the Cabana roof area at the rear of the property is not connected to

the stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the downpipe 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 6.08

Building:	Out Building
Location:	Cabana > Ground Level
Finding:	In ground contact
Information:	At the time of inspection it was observed the Cabana area exterior wall cladding and timber trims are in direct contact it's the finished ground surface.

Any building materials or timbers 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 timbers.

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

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



Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements
- 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.

At the time of inspection there was no timber termite activity found on the site or in the dwelling. Evidence of a previously installed chemical termite barrier was noted (dated 4/11/2008?), although the chemical barrier effectiveness and/or warranty has most likely expired.

No evidence of recent annual or regular inspections found.

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

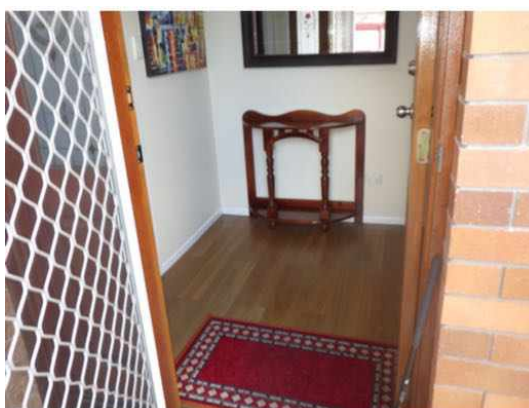
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

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



Noted Item

Building: Main Building
Location: Niche/Cupboard > Existing

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



Noted Item

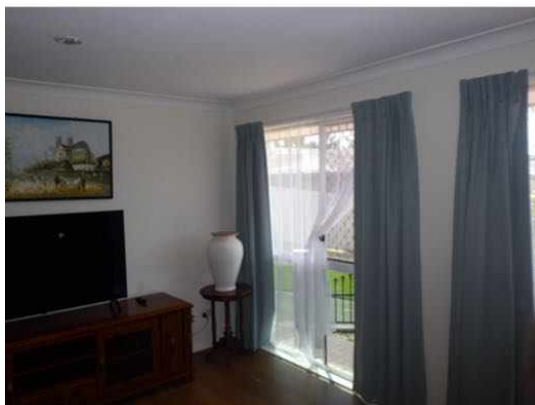
Building: Main Building
Location: Living Room > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.





Noted Item

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



Noted Item

Building: Main Building
Location: Dining Room > Existing
Finding: No obvious defect

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



Noted Item

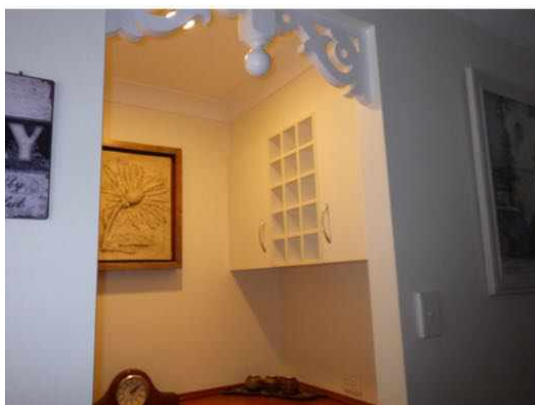
Building: Main Building
Location: Kitchen > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.





Noted Item

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



Noted Item

Building: Main Building
Location: Sitting Room > Existing
Finding: No obvious defect

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



Noted Item

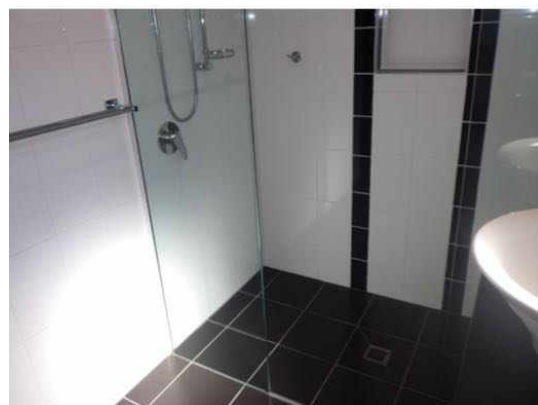
Building: Main Building
Location: Bedroom - Master > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

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



Noted Item

Building: Main Building
Location: Ensuite > Centre Left
Finding: Moisture Level Readings

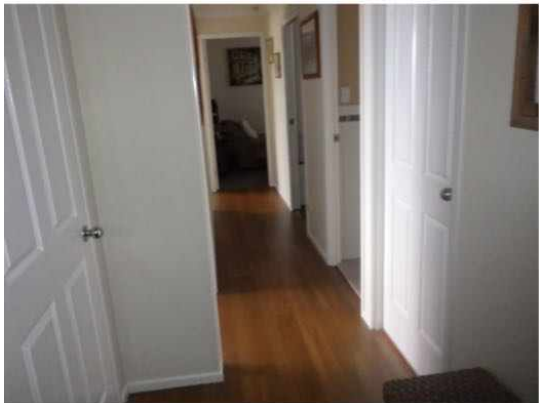
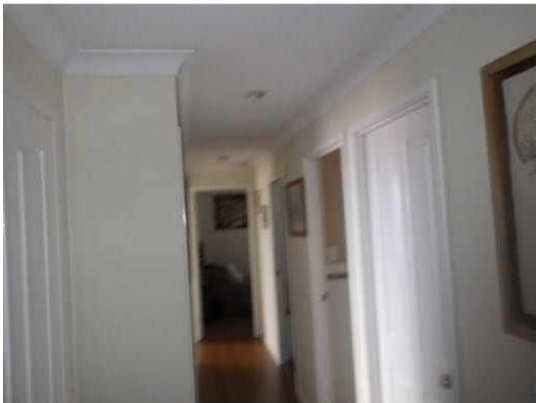
Information: At the time of inspection the ensuite shower cubicle areas checked with the Tramex Moisture Meter returned low - normal moisture level readings.





Noted Item

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



Noted Item

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



Noted Item

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



Noted Item

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



Noted Item

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





Noted Item

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



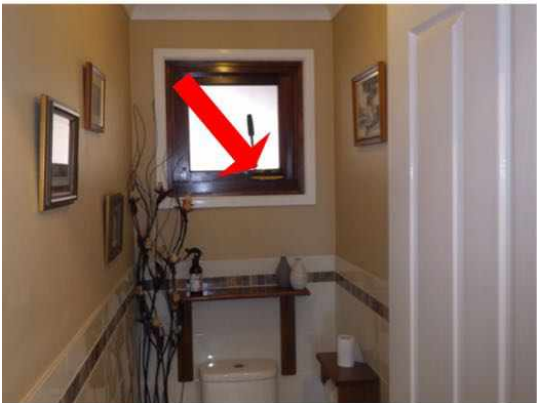
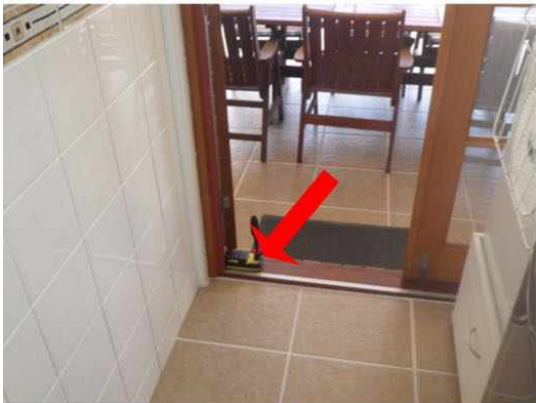


Noted Item

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





Noted Item

Building: Garage
Location: External Areas > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

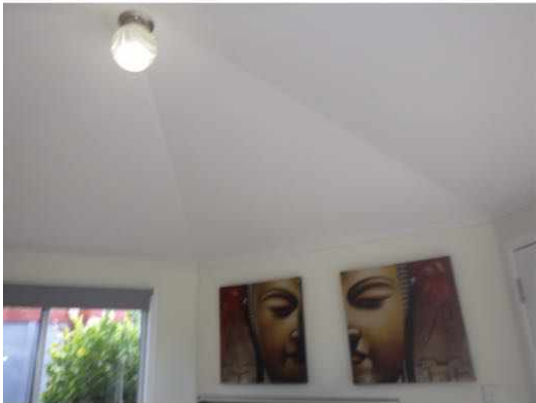
Building: Garage
Location: Internal Areas > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.





Noted Item

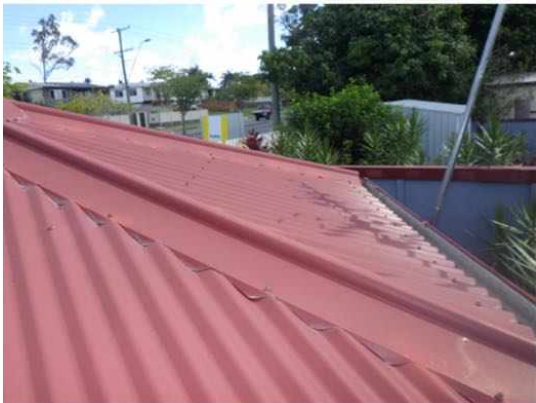
Building: Out Building
 Location: Cabana > Existing
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



Noted Item

Building: Out Building
 Location: Cabana > Existing
 Finding: Additional Photos

Information: Additional photos are provided for your general reference



Noted Item

Building: Out Building
Location: Cabana > Existing
Finding: Termitracker
Information: The termitracker itracker was positioned randomly to the Cabana internal wall and timber skirting 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:	Exterior walls - left side > Front Left
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground

reticulation systems.

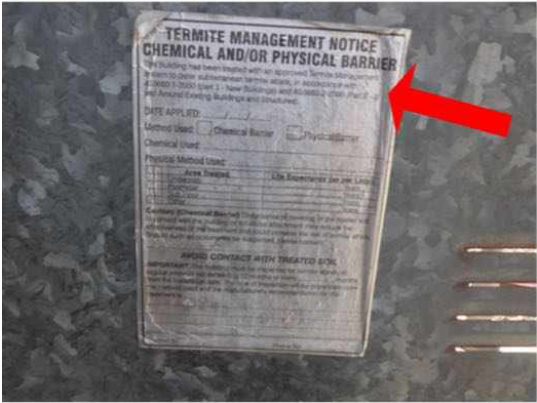
In this instance evidence of a previously installed chemical barrier durable notice was observed inside the electrical meter box (dated 4.11.2008?). This system requires replenishment and regular annual inspections.

It is suspected the chemical barrier warranty has expired as most chemical barriers have a warranty or effectiveness period of 8yrs.

A further chemical treatment of the property is highly recommended.

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.

No evidence of regular or annual inspections was found.



Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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