



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 5 Feb 2026

Property Address: 85/21 Leviathan Dr, Mudgeeraba QLD  
4213, 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: Thu, 5 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 85/21 Leviathan Dr, Mudgeeraba QLD 4213, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Tony Winders Ph: 0419 662 882  
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QBCC 1149244

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Company Name: Jim's Building Inspections Ashmore

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Company Email: Ashmore@jimsbuildinginspections.com.au

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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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	
<b>Live Timber Pest Activity</b>		✓
<b>Timber Pest Damage</b>		✓
<b>Conditions Conducive to Timber Pest Activity</b>	✓	
<b>Evidence of fungal decay activity and/or damage</b>		✓
<b>Evidence of wood borer activity and/or damage</b>		✓
<b>Evidence of a previous termite management program</b>		✓

### 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

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

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## 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
- Exterior
- Interior
- Roof Void - Part
- Gardens
- Landscaping Timbers
- The Site
- Roof Exterior - Part
- 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.
- Exterior Roof Surface - Second Storey.
- 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:

- Above safe working height
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Decking
- Ceiling linings
- Debris or rubbish
- Furniture
- Insulation
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Solar Panels
- Stored items
- Rugs
- 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.



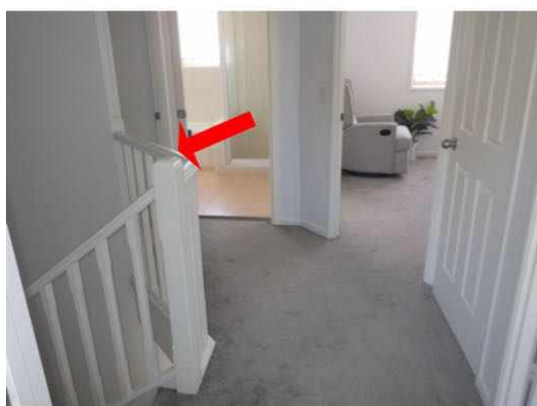
#### Finding 1.02

Building: Main Building  
 Location: Stair Landing > Existing  
 Finding: Balustrade - Suspected Non-Compliance  
 Information: The upper level stair landing area balustrade was measured and found to be (.980mm high) less than the present building regulation requirement of 1000mm high.

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

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

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

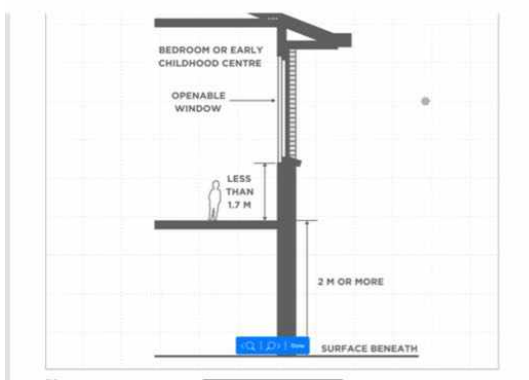
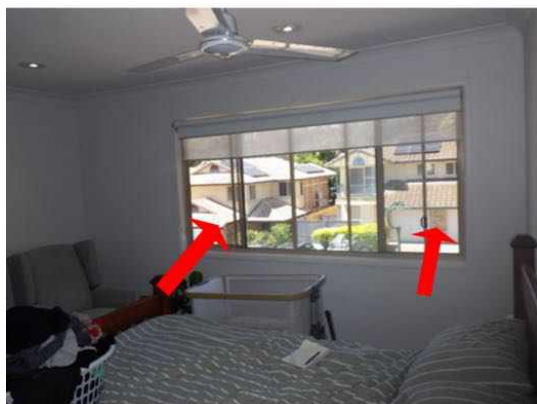


### Finding 1.03

Building: Main Building  
 Location: Main Bedroom > Centre Left  
 Finding: Window safety  
 Information: It was noted that the window of the upper level main bedroom is less than 1.7m from the floor and has 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.

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



### Finding 1.04

Building: Main Building  
 Location: Bathroom > Rear Left  
 Finding: Electrical Switch  
 Information: At the time of inspection the general power outlet switch in the bathroom area showed signs of damage and/or cracking to the cover plate.

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



### Finding 1.05

Building: Main Building

Location: Attic > Existing

Finding: Insulation - Covering downlights

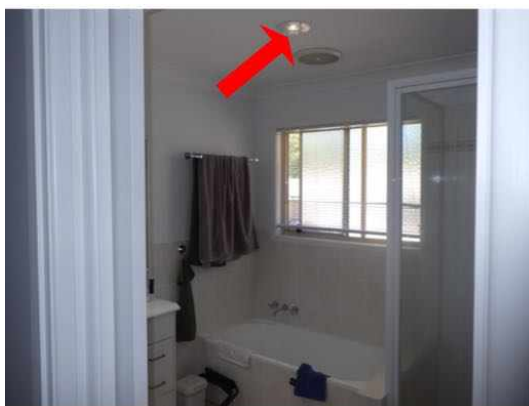
Information: At the time of inspection it was suspected sections of insulation in the roof void may be covering down light fittings (as per example photos). While the down lights appear to be LED style lights the presence of this insulation can create a potential fire hazard.

Downlights with clear markings and supporting documentation showing the appropriate IC-F or IC ratings may be covered with insulation, but is still not recommended by the manufacturers.

The client is advised to engage a licensed electrician to check and/or confirm the IC-F or IC rating of the properties installed down lights.







## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building: Main Building  
 Location: Driveway > Ground Level  
 Finding: Cracking in concrete slab - Category 1  
 Information: Cracking coded as Category 1 was identified in the driveway and footpaths 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 3.02

Building:	Main Building
Location:	Garage > Front
Finding:	Garage door - dent
Information:	The garage door has a number of marks and dents likely to have resulted from impact damage be it accidental or deliberate impact at sometime.

While superficial markings detract from the aesthetics of the building element, the functionality does not appear to have been hindered.

Repair and/or replacement of the garage door would improve the condition of the garage but certainly not an urgent item

A qualified sectional door installer or supplier could be engaged to check out the operation and overall condition of the door to determine if repair is an option otherwise replacement may need to be considered.



### Finding 3.03

Building:	Main Building
Location:	Exterior walls - left side > Centre Left
Finding:	Pipework - Insulation deteriorated

Information: At the time of inspection sections of the air conditioning unit pipe work insulation showed evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.

If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.

Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed air conditioning installer is advised to gain quotes for the repair and/or replacement of deteriorated insulation.



### Finding 3.04

Building: Main Building  
 Location: Deck > Rear Right  
 Finding: Decking Board  
 Information: At the time of inspection there was minor damage to a timber facing board on the front of the deck area at the rear of the property.

A qualified carpenter or general handyman could be engaged to undertake repair work to the affected decking board.



### Finding 3.05

Building: Main Building  
 Location: Entry > Front  
 Finding: Damaged Door  
 Information: It was observed at the time of inspection, the entry door 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 3.06

Building: Main Building  
 Location: Living Room > Front  
 Finding: Window - missing latch  
 Information: The window latch to the living room area aluminium sliding window was found to be missing at the time of inspection. Breakage occurs generally when the building

materials have aged and decayed.

Replacement of the missing window catch is advised to improve the operational state of the associated window.

An aluminium window service agent or general handyman should be appointed to replace the window latch at the client's discretion.

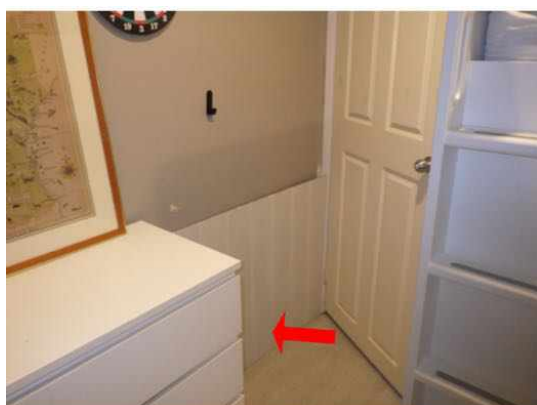


### Finding 3.07

Building: Main Building  
 Location: Utilities Room > Front  
 Finding: Door stop - Missing  
 Information: The utilities room door stop is missing or is inadequate to stop the door handle from damaging the wall.

Re-installation or replacement of the door stop is advised to prevent any subsequent damage to the wall linings or associated structures.

A general handyman may be appointed to perform these works at client discretion.



### Finding 3.08

Building: Main Building

Location: Utilities Room > Front Right  
 Finding: Wall Paneling - Deteriorated  
 Information: It was noted at the time of inspection that a section of the interior wall paneling to the utilities room area of the property have detached. Typically wall paneling deteriorates due to age and or wear which is generally expected for a structure of this age. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is unlikely that further damage will occur. It is suspected that repair of several sections of the wall cladding may be required.

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



### Finding 3.09

Building: Main Building  
 Location: Kitchen > Rear Right  
 Finding: Rangehood - Light  
 Information: The kitchen range hood light was not working at the time of inspection. It is advised to replace the bulb first - if still not functioning, a licensed electrician could be appointed to repair or replace the range hood to restore it to a fully operational state.

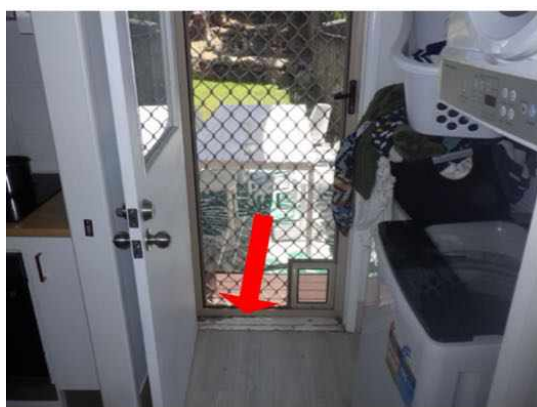


### Finding 3.10

Building: Main Building  
 Location: Laundry > Centre Left  
 Finding: Timber - exposed to weather  
 Information: At the time of inspection the laundry area exterior door timber sill showed evidence of weathering.

External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Adequate treatment of the timber door sill is required as soon as possible by a painting contractor or general handyman.

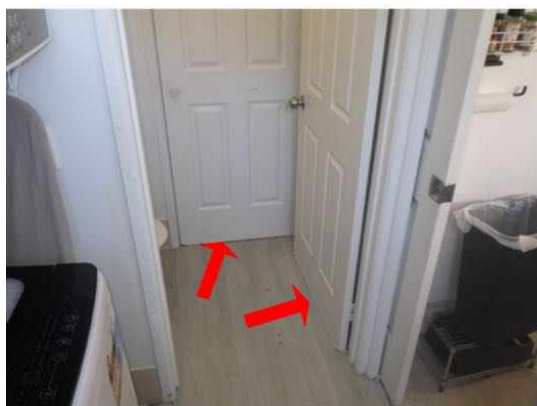


### Finding 3.11

Building: Main Building  
 Location: Toilet (WC) > Front  
 Finding: Damaged Door  
 Information: The doors leading into the ground floor WC and under stair storage area have suffered damage to the bottom edges.

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 edges of the doors 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 3.12

Building: Main Building  
 Location: Under Stair Void or Storeroom > Front  
 Finding: Door - Broken latch  
 Information: The door latch to the under stair cupboard 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 3.13

Building: Main Building  
 Location: Bedroom 3 > Front  
 Finding: Door - Not latching  
 Information: The door to bedroom 3 was found to be not latching at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

A qualified carpenter or general handyman could be appointed to adjust the door handle striker plate at the client's discretion.



### Finding 3.14

Building: Main Building  
 Location: Bedroom 3 > Front Left  
 Finding: Internal walls - Hole  
 Information: A hole was identified in the bedroom 3 left hand side wall section. It is suspected the hole is caused from the door handle impact.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant to prevent any further damage. Such works may be conducted by a general handyperson or licensed painter.



### Finding 3.15

Building: Main Building  
 Location: Bedroom 3 > Centre,Rear  
 Finding: Window - missing latch  
 Information: The window latch to the bedroom 3 area aluminium sliding window was found to be missing at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

Replacement of the missing window catch is advised to improve the operational state of the associated window.

An aluminium window service agent or general handyman should be appointed to replace the window latch at the client's discretion.



### Finding 3.16

Building: Main Building  
 Location: Bedroom 2 > Front Right  
 Finding: Robe Doors  
 Information: The right side sliding robe door in bedroom 2 was difficult to operate at the time of inspection. The door wheels or rollers may be deteriorated or misaligned with the door track system.

Repair of the robe doors is advised. A sliding robe door installer or general handyman may be appointed to perform these works at client discretion.

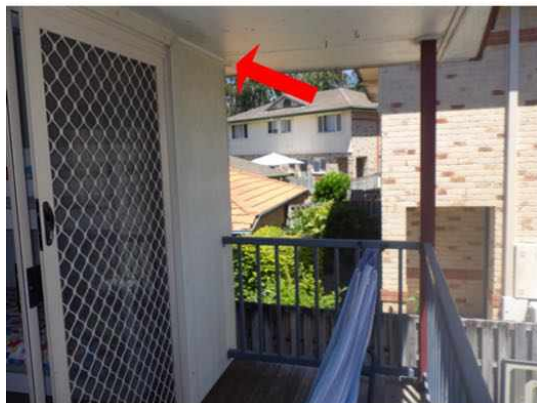


**Finding 3.17**

Building: Main Building  
Location: Balcony > Rear Right,Front Left  
Finding: Beading Damaged  
Information: At the time of inspection the timber beading to the eaves on the rear balcony area showed signs of separation or damage.

A qualified carpenter or general handyman could be engaged to repair the eaves beading, at the clients discretion.



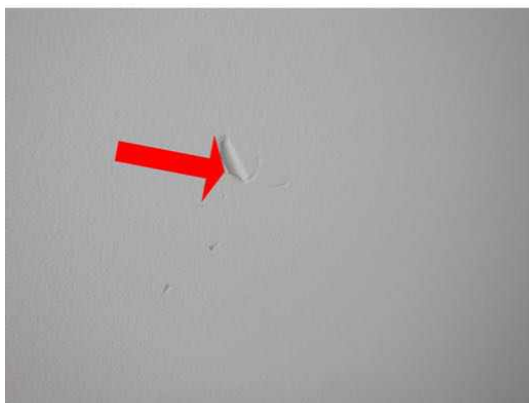


### Finding 3.18

Building:	Main Building
Location:	Main Bedroom > Rear Right
Finding:	Damaged - Wall
Information:	There is damage to an area of the wall lining in the main bedroom.

The damage appears very minor in nature and generally is only ever an appearance defect.

Damage of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.



### Finding 3.19

Building:	Main Building
Location:	Main Bedroom > Centre Left
Finding:	Window - Stiff to Slide
Information:	The aluminium sliding windows in the main bedroom area were 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 3.20

Building:	Main Building
Location:	Bathroom > Existing
Finding:	Cabinetry - Deterioration
Information:	At the time of inspection the bathroom cabinetry showed signs of minor deterioration (as per example photos). The level of damage appears consistent with exposure to moisture or general wear and tear.

A qualified cabinet maker or general handyman could be engaged to undertake repair works at the clients discretion.



### Finding 3.21

Building: Main Building  
 Location: Bathroom > Front Left  
 Finding: Tile - Cracked  
 Information: Cracked tiles to the bathroom shower door sill 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 should be appointed to perform repair works.



### Finding 3.22

Building:	Main Building
Location:	Bathroom > Rear Right
Finding:	Shower - Monitor
Information:	Elevated moisture level readings were recorded to the lower 200mm of wall to the bathroom shower alcove at the time of inspection. There was no elevated moisture level readings around the tap area, and no elevated readings transferring outside the shower cubicle or to the other side of the wall in the areas where moisture readings were able to be obtained. Both sealant and grout appear in fair condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a qualified plumber or bathroom specialist would be advised to identify the cause of damp and to perform remedial works as required.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





Finding 3.23

Building: Main Building  
 Location: Toilet (WC) - 2 > Front  
 Finding: Damaged Door  
 Information: The door leading into the upper level WC 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 edge 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 3.24

Building: Main Building  
 Location: Toilet (WC) - 2 > Front  
 Finding: Tile - Cracked  
 Information: Cracked tiles to the upper level WC floor area 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 3.25**

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

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

building elements throughout the property.

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

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



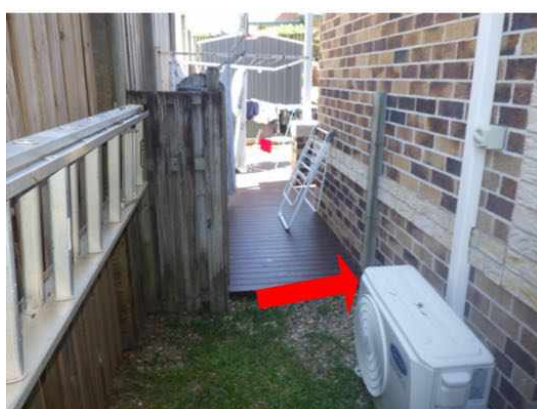
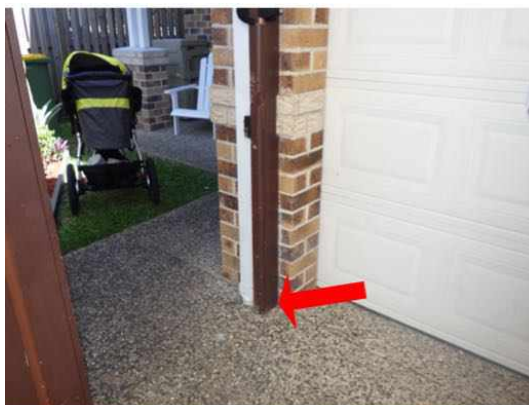
## Finding 6.02

Building:	Main Building
Location:	Exterior walls - front & left side > Front Left, Centre Left
Finding:	In ground contact
Information:	The timber gate posts fixed to the exterior wall brickwork are in direct contact with the footpath concrete slab or finished ground surface.

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.

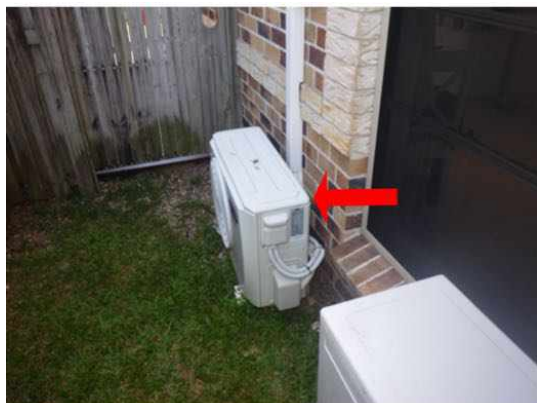
Ideally these types of timber members would be clear of the ground area by a minimum of 50mm to provide a clear inspection zone.

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



### Finding 6.03

Building:	Main Building
Location:	Exterior walls - left side > Centre Left
Finding:	Overflow - 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 overflows. These works will ensure that the areas remain dry and free of any secondary defects.

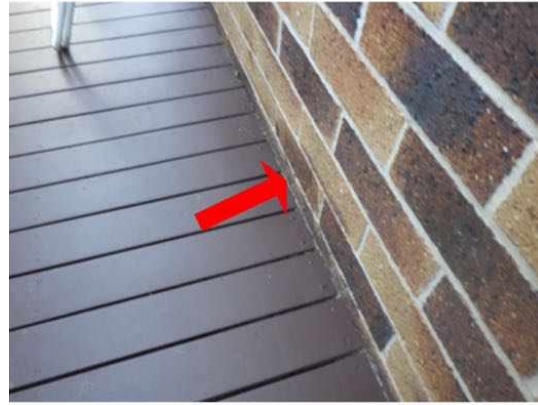


### Finding 6.04

Building:	Main Building
Location:	Exterior walls - rear > Rear Left
Finding:	Inspection Zone Exposure
Information:	At the time of inspection the timber deck at the rear of the property finished tight against the exterior wall brickwork.

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 3 - 6 months to aid protection of the property against infestation.



### Finding 6.05

Building: Main Building  
 Location: Deck > Rear  
 Finding: Deck - In ground contact  
 Information: At the time of inspection it was noted the timber deck area to the left side and rear 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.

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



### Finding 6.06

Building: Main Building  
 Location: Yard - Back > Ground Level  
 Finding: In ground - Tree Stump  
 Information: At the time of inspection there was tree stumps on/in ground areas to the rear of the property.

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

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



**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
- Licensed Electrician
- Registered/Licensed Builder
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit [www.jims.net](http://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 concerns 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 on the site or in the dwelling. No evidence of a previously installed physical or chemical termite barrier was noted, and no evidence of recent annual or regular inspections found.

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

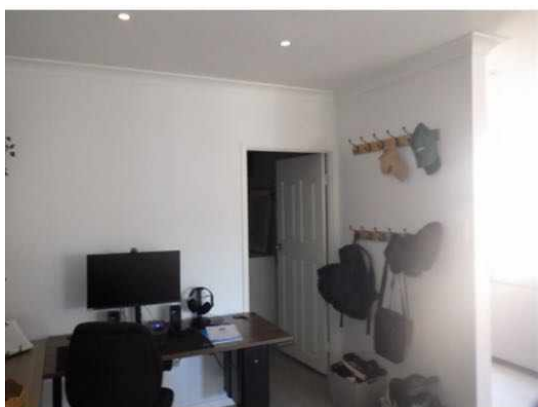
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: Rumpus 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: Obstructions and Limitations Internal Areas  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the under stair cupboard 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: 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: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

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



**Noted Item**

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



**Noted Item**

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

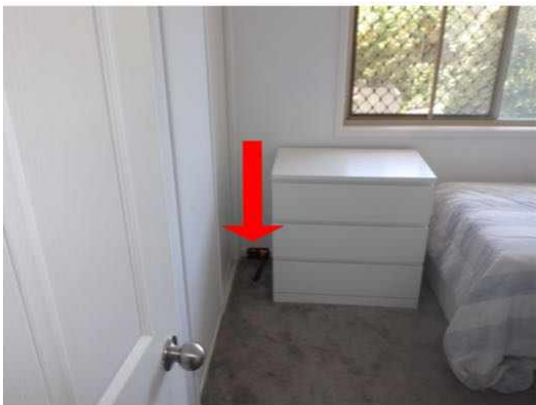


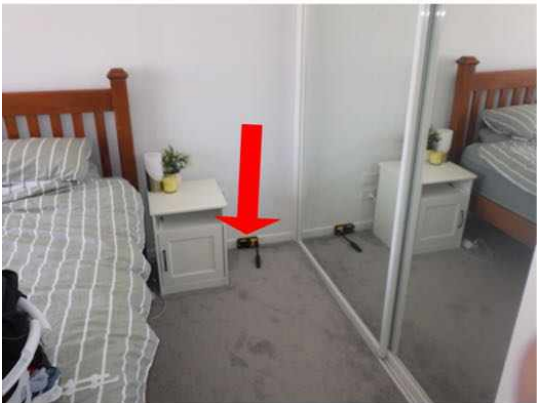


**Noted Item**

Building: Main Building  
Location: Internal Areas > Existing  
Finding: Termitracker  
Information: The termitracker was positioned randomly to the external timber deck area and 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: Roof Photos  
 Information: Roof area photos were taken manually and with the DJI Mini 3 Drone flown over the roof at the time of inspection.

NOTE - External wall and roof exterior repairs or maintenance is generally the responsibility of the buildings body corporate managers.





**Noted Item**

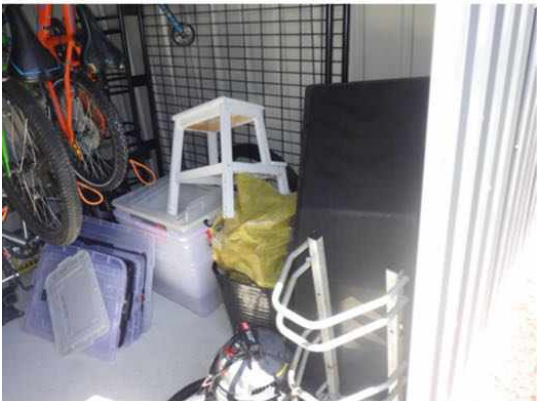
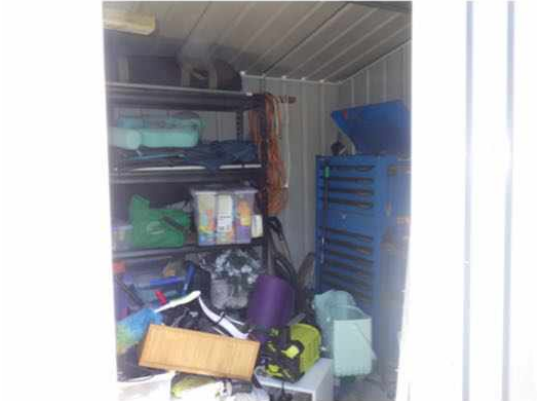
Building: Main Building  
Location: External Areas > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Shed  
Location: Yard - Back > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

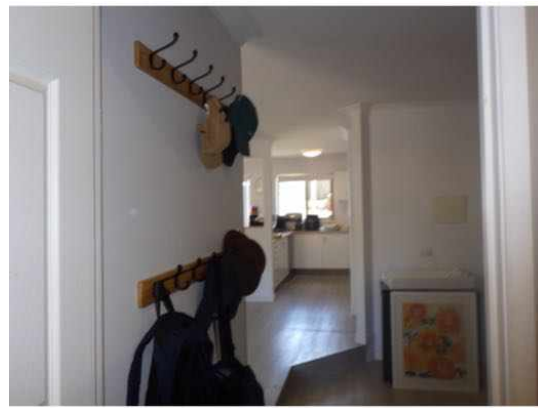


Noted Item

Building: Main Building  
 Location: Internal Areas > Existing  
 Finding: Building Compliance  
 Information: At the time of inspection it was noted there has been building renovation/alteration works to the dwelling.

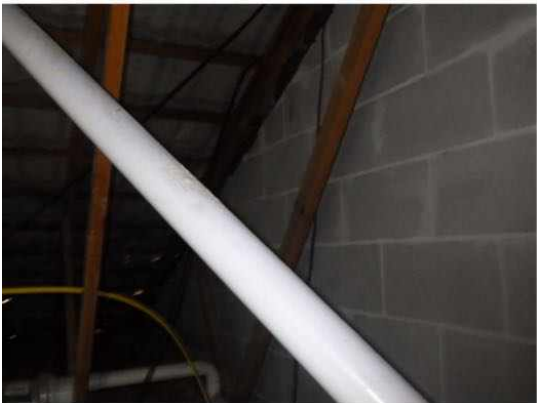
It is highly recommended that the seller provides the relevant approval information, or a search of the Local Council and QBCC records be made to determine what approvals have been granted for the alterations and/or renovation works to the property.

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



### Noted Item

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



## Definitions to help you better understand this report

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

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.