



# Building and Timber Pest Inspection Report

Inspection Date: Thu, 22 Jan 2026

Property Address: 20 Mountain View Parade, Maudsland QLD  
4210, 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, 22 Jan 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: 20 Mountain View Parade, Maudsland QLD 4210, 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  
Email: Ashmore@jimsbuildinginspections.com.au

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QBCC 1149244

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Company Name: Jim's Building Inspections Ashmore

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Company Address and Postcode: Chirn Park 4215

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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 moderately susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

## Section B General

### General description of the property

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Building Type	Detached, Residential
Company or Strata title	No
Floor	Slab - Monolithic or Slab on Ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Fence - Post and Rail Construction, Footpath, Driveway, Shed
Other Timber Bldg Elements	Deck, Architraves, Doors, Door Frames, Skirting Boards, Stair Railing
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Double
Walls	Brick Veneer (Timber Framed), Rendered
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.

- Exterior
- Landscaping Timbers
- Gardens
- Fencing
- Roof Exterior - Part
- Roof Void - Part
- Interior
- 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:

- Exterior Roof Surface - Second Storey.
- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior - Part
- 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
- Appliances and equipment
- Above safe working height
- Ceiling linings
- Decking
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Insulation
- Sarking
- 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: Bedrooms > Existing

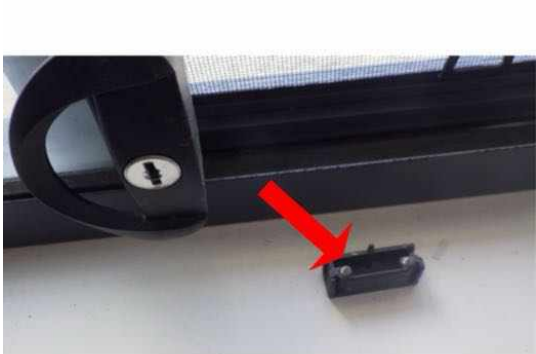
Finding: Window safety

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

At the time of inspection it was observed, previously installed safety catches have been removed.

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

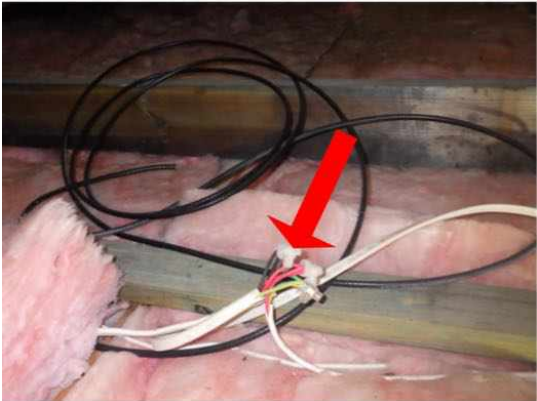




**Finding 1.02**

Building: Main Building  
Location: Attic > Front  
Finding: Electrical cables exposed  
Information: Exposed electrical cabling connections were identified in the upper level roof space area. Exposed electrical cabling or connections represents a potential safety hazard including for fire and personal contact. Any areas of unsheathed electric cables and/or exposed connections should be enclosed in an approved electrical junction box.

A licensed electrician should be engaged as a matter of priority to undertake rectification work.



## Major Defect

No evidence was found

## Minor Defect

### Finding 3.01

Building:	Main Building
Location:	Yard - Front > Centre
Finding:	Mailbox
Information:	At the time of inspection the mailbox to the front of the property showed signs of damage. The damage appears consistent with impact at some time.
	A general handy man could be engaged to repair or replace the damaged mailbox.



### Finding 3.02

Building:	Main Building
Location:	Yard - Side > Front Left
Finding:	Gate - Sticking/ jamming
Information:	At the time of inspection the gate to the left side of the property was sticking or jamming on the concrete footpath, during standard operation.
	A fencing contractor or general handyman could be engaged to adjust or repair the gate as required.



### Finding 3.03

Building: Main Building  
Location: Exterior walls > Front Right, Centre Left  
Finding: Pipework - Insulation deteriorated  
Information: At the time of inspection sections of the air conditioning units 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:	Garage > Front
Finding:	Garage door - dent
Information:	The garage door has dent 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 in any way.

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.



**Finding 3.05**

Building: Main Building  
Location: Garage > Rear Left  
Finding: Painted surface - Deteriorated  
Information: At the time of inspection sections of paint to the garage area exterior door were found to have deteriorated. Deteriorated paint is generally an indication of exposure to moisture or poor workmanship.

The presence of excessive moisture can have implications on painted areas and associated building elements if left unattended. While only seemingly minor at this stage, the cause of the damage is assumed to be from continual weather exposure.

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



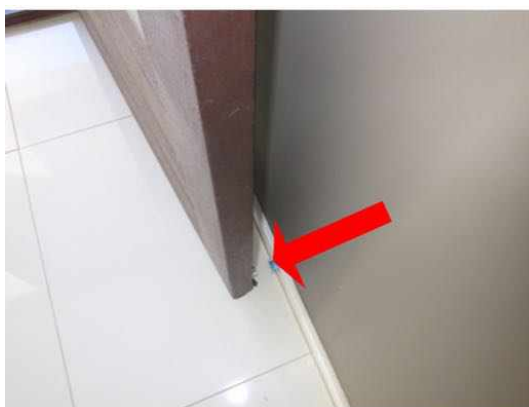
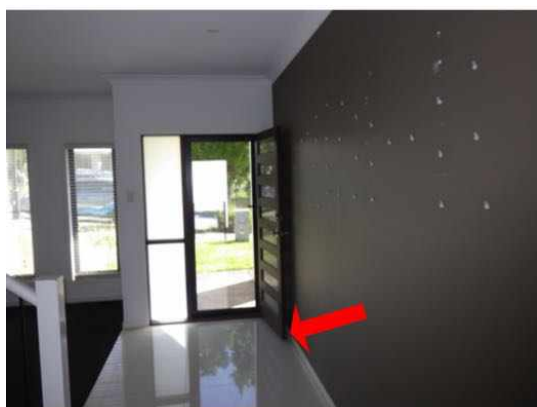


### Finding 3.06

Building:	Main Building
Location:	Entry > Front Left
Finding:	Door stop - Missing
Information:	The entry 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.

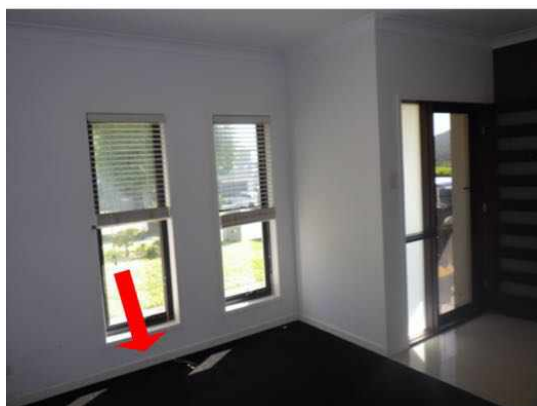
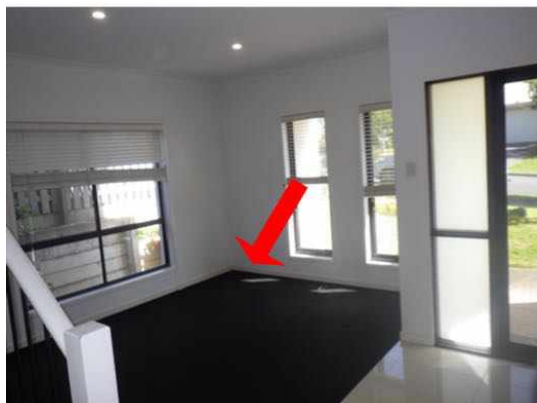
A general handyman may be appointed to perform these works at client discretion.



### Finding 3.07

Building:	Main Building
Location:	Lounge Room > Front, Centre
Finding:	Skirting Damaged
Information:	At the time of inspection the MDF timber skirting in the lounge room showed signs of damage or deterioration. The deterioration appears consistent with moisture exposure.

A qualified carpenter or general handyman could be engaged to replace the skirtings as required.



### Finding 3.08

Building:	Main Building
Location:	Powder Room > Centre
Finding:	Toilet seat - Loose
Information:	The toilet seat in the powder room was found to be loose at the time of inspection. It is suspected that this defect has developed due to general wear and tear.

If left unmanaged, the toilet seat could deteriorate further, leading to destabilisation and the potential for water leaks to the toilet pan area.

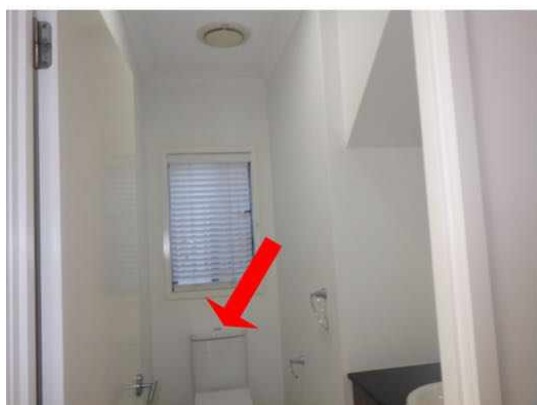
It is recommended that the seat be repaired by a licensed plumbing or general handyman.



### Finding 3.09

Building: Main Building  
 Location: Powder Room > Centre,Rear  
 Finding: Cistern  
 Information: At the time of inspection the WC toilet cistern right side flush button did not activate water flow during standard operation.

A qualified plumber could be engaged to undertake repair work on the toilet cistern.



### Finding 3.10

Building: Main Building  
 Location: Rumpus Room > Front Left  
 Finding: Shelving  
 Information: At the time of inspection the wall hung shelf in the rumpus room showed signs of movement or separation.

The shelving may have been previously overloaded.

A qualified carpenter or general handyman could be appointed to undertake repairs at the clients discretion.



### Finding 3.11

Building: Main Building  
 Location: Bedroom - Master > Front  
 Finding: Door Handle  
 Information: At the time of inspection it was noted that the door handle latch set, to the main bedroom door has been installed the opposite way to which it would normally operate. The latch set mechanism should be removed, rotated 180 degrees and re-installed. Additionally it appears the door handle has been replaced at some time, with the new door handle passage set back plate being too small for the door handle cut out.

The client could engage a general handyman to reverse the latch set and/or replace the door handle.



### Finding 3.12

Building: Main Building  
 Location: Ensuite - WC > Front Left  
 Finding: Door stop - Missing  
 Information: The ensuite WC area 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 3.13

Building: Main Building  
 Location: Ensuite - WC > Rear  
 Finding: Architraves Damaged  
 Information: At the time of inspection the ensuite WC area window MDF timber architraves showed signs of minor damage or deterioration. The deterioration appears consistent with moisture exposure.

A qualified carpenter or general handyman could be engaged to repair or replace the timber architraves as required.



### Finding 3.14

Building: Main Building  
 Location: Toilet (WC) > Centre  
 Finding: Toilet seat - Loose  
 Information: The WC area toilet seat was found to be loose at the time of inspection. It is

suspected that this defect has developed due to general wear and tear.

If left unmanaged, the toilet seat could deteriorate further, leading to destabilisation and the potential for water leaks to the toilet pan area.

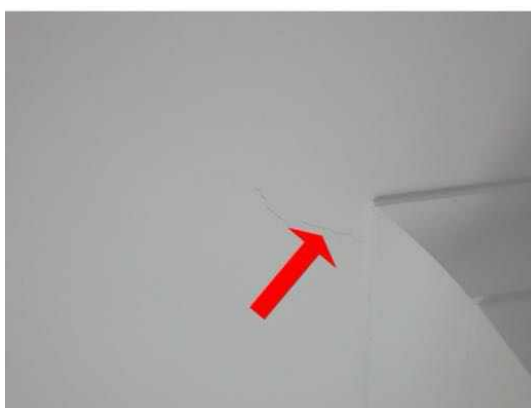
It is recommended that the seat be repaired by a licensed plumbing or general handyman.

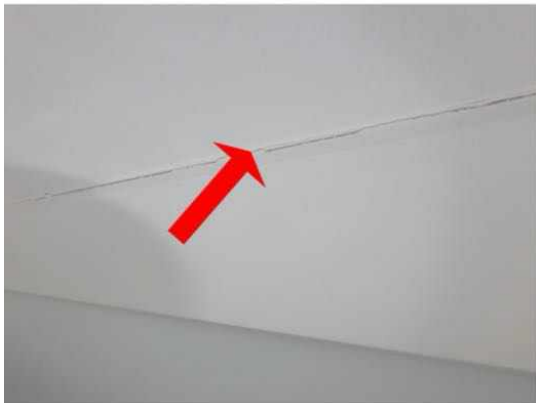


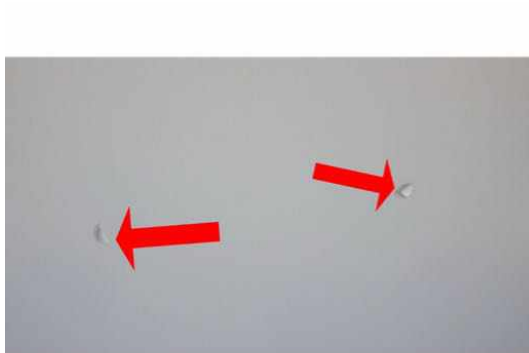
### Finding 3.15

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 walls, ceilings, cornices and timber trims (as per example photos).

The level of damage appears consistent with the removal of previous fixtures or fittings, general deterioration and/or wear and tear.





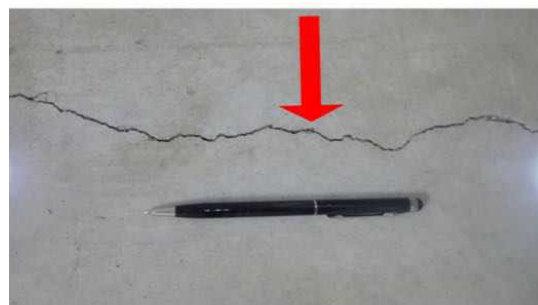


### Finding 3.16

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

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

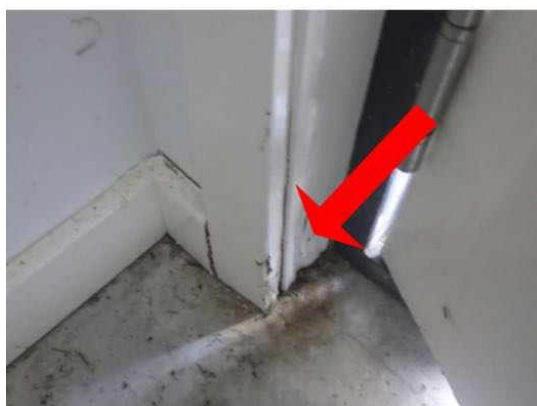
Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



### Finding 3.17

Building:	Main Building
Location:	Garage > Rear Left
Finding:	Wood Rot
Information:	At the time of inspection an area of the timber architraves and skirting board to the garage area external door frame showed signs of wood rot. The wood rot damage appears to be caused from moisture exposure.

The client could engage a qualified carpenter or general handyman to undertake repair work.



### 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: Yard - Back > Rear Right  
 Finding: Deck - In ground contact  
 Information: At the time of inspection it was noted the timber deck area to the 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 6.02

Building:	Main Building
Location:	Exterior walls > Centre Right
Finding:	Overflows - Not plumbed for drainage
Information:	The air conditioning unit overflows are not plumbed or connected to suitable drainage, which can result in the surrounding areas becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflows. These works will ensure that the areas remain dry and free of any secondary defects.





**Finding 6.03**

Building: Main Building  
 Location: Exterior walls > Centre Right  
 Finding: Stormwater pipe - Leaking  
 Information: The down pipe to the right side exterior wall of the building is dripping water from the top section join or S bend at the time of inspection.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is recommended that a plumber or handyman be appointed to repair the down pipe as necessary.



**Finding 6.04**

Building: Main Building  
 Location: Shed > Ground Level  
 Finding: Timber - In ground contact  
 Information: At the time of inspection it was noted the timber floor to the garden shed on the 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.

Frequent pest inspections are highly 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
- Licensed Plumber

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

At the time of inspection there was no timber termite activity found and evidence of a previously installed physical termite barrier was noted. This system requires regular annual inspections. The client is advised to contact the termite barrier installation company to verify any barrier details and maintenance requirements.

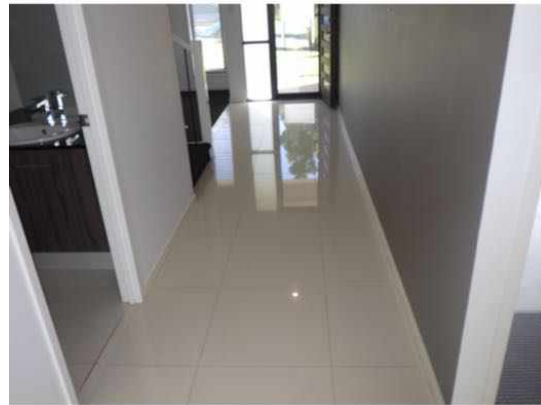
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

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



### Noted Item

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





**Noted Item**

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





**Noted Item**

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



**Noted Item**

Building: Main Building  
 Location: Pantry - Walk In  
 Finding: No obvious defect

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



**Noted Item**

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





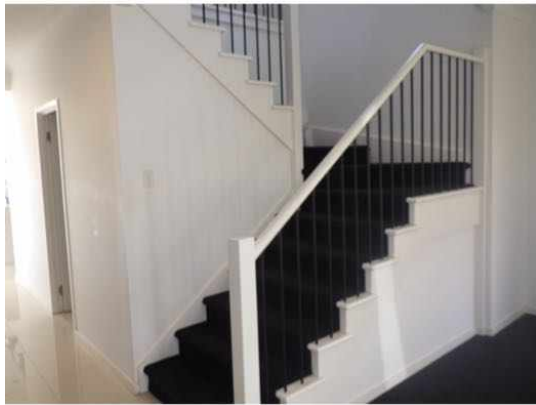
### Noted Item

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



### Noted Item

Building: Main Building  
Location: Stairs - Internal  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



**Noted Item**

Building: Main Building  
Location: Rumpus Room  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Bedroom - Master  
Finding: Additional Photos

Information: Additional photos are provided for your general reference



**Noted Item**

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



**Noted Item**

Building: Main Building

Location: Ensuite > Rear Right  
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: Walk In Robe  
Finding: No obvious defect  
Information: No obvious defects found at the time of inspection.



**Noted Item**

Building: Main Building  
Location: Bedroom 2  
Finding: Additional Photos

Information: Additional photos are provided for your general reference



**Noted Item**

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





**Noted Item**

Building: Main Building  
Location: Bedroom 4  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Bathroom  
Finding: No obvious defect

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



**Noted Item**

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





**Noted Item**

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





Noted Item

Building: Main Building  
Location: Internal Areas  
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  
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.





Noted Item

Building: Main Building  
Location: External Areas  
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**

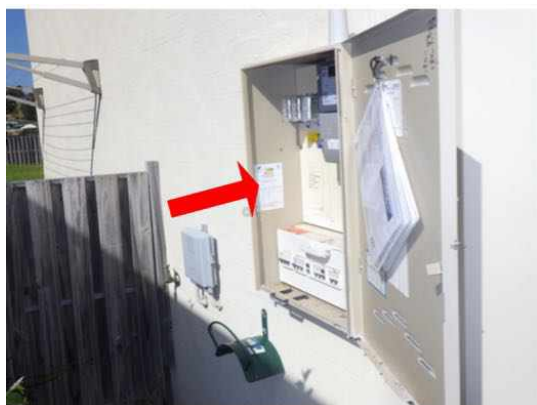
**Noted Item**

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 physical barrier was observed, along with a durable notice inside the electrical meter box and the kitchen area under sink cabinetry (dated 30/01/2015). This system requires regular annual inspections.

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 builder or 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 <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.