



Building and Timber Pest Inspection Report

Inspection Date: Wed, 25 Feb 2026

Property Address: 2/2 Geraldton Dr, Varsity Lakes QLD 4227,
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: Wed, 25 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 2/2 Geraldton Dr, Varsity Lakes QLD 4227, Australia

Client's Email Address:

Client's Phone Number:

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

QBCC 1149244

Company Name: Jim's Building Inspections Ashmore

Company Address and Postcode: Chirn Park 4215

Company Email: Ashmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 662 882

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

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

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A termite treatment is required.

Section B General

General description of the property

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

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Site - Part.
- Outside of the fencing.
- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- External finished ground level
- Floor coverings
- Furniture
- Insulation
- Overhanging vegetation
- 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

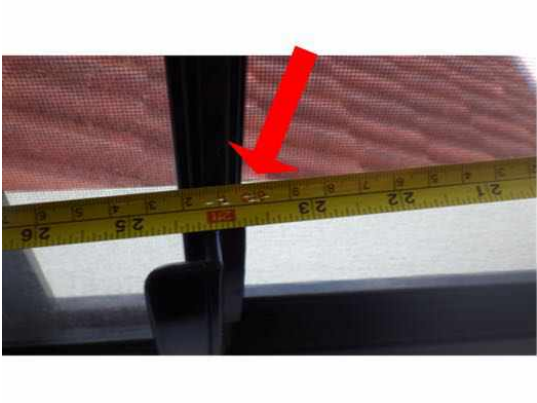
Safety Hazard

Finding 1.01

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

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





Standards_and_Tolerances_Guide 2016 QLD

Windows to be protected

Windows are defective if they do not comply with provision 3.9.2.5 of Volume 2 of the BCA that requires that a window opening must have protection if the floor below the window in a bedroom is 2 m or more above the ground surface beneath.

Windows that are located 1.7 m above the floor level are not required to be protected.

Refer to Figure 8.9 in this Guide.

Finding 1.02

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. While the down lights appear to be sealed 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 confirm the IC-F or IC rating of the properties installed down lights.

Alternatively a general handyman could be engaged to provide a clear space of 50 - 100mm minimum around the installed downlight fittings.





Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
 Location: Roof Exterior > Front
 Finding: Gutters - damaged
 Information: At the time of inspection there was dent type damage to a section of the roof guttering to the front of the garage area. The dent or damage to the roof guttering appears to be the result of impact.

A roofing plumber or general handyman could be appointed to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

NOTE - External areas repairs or maintenance may be the responsibility of the buildings body corporate managers.



Finding 3.02

Building:	Main Building
Location:	Court Yard > Ground Level
Finding:	Cracking in concrete slab - Category 1
Information:	Cracking coded as Category 1 was identified in the 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.

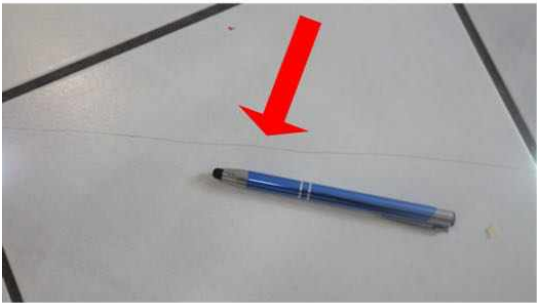


Finding 3.03

Building:	Main Building
Location:	Entry/Dining Room > Existing
Finding:	Tiles - Cracked
Information:	Cracked tiles to the entry/dining room area floor were identified at the time of

inspection (as per example photos). 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 3.04

Building: Main Building
Location: Kitchen > Rear
Finding: Rangehood - Light
Information: The right side 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 3.05

Building: Main Building
 Location: Kitchen > Centre Left
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the kitchen cabinetry showed signs of minor deterioration. 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.

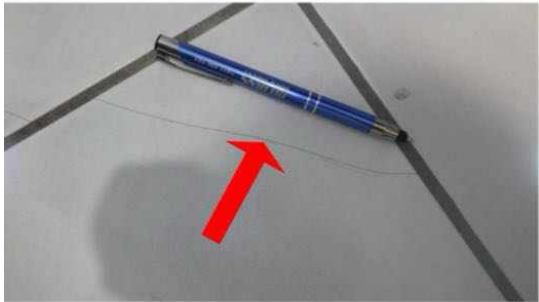
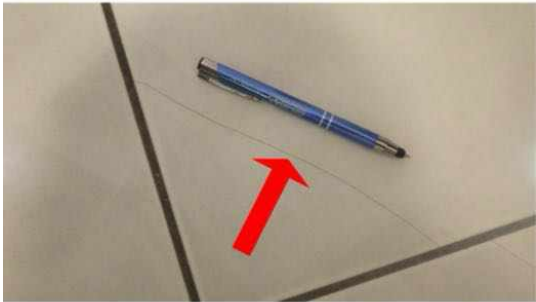
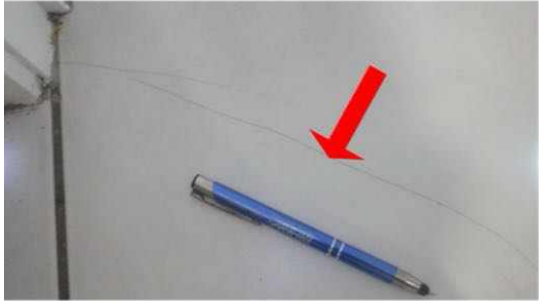




Finding 3.06

Building: Main Building
Location: Laundry > Existing
Finding: Tiles - Cracked
Information: Cracked tiles to the laundry floor area were identified at the time of inspection 9as per example photos). 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 3.07

Building:	Main Building
Location:	Toilet (WC) > Front Left
Finding:	Tile - Cracked
Information:	Cracked tiles to the 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 3.08

Building:	Main Building
Location:	Toilet (WC) > Centre
Finding:	Toilet roll holder - Loose
Information:	The toilet roll holder was found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged.

It is advised that the homeowner performs remedial works to re-tighten the toilet roll holder to its original fixing. A general handyperson may be required to perform these works.

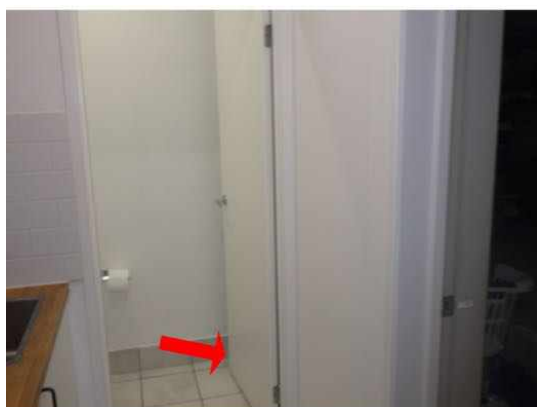


Finding 3.09

Building:	Main Building
Location:	Toilet (WC) > Front Right
Finding:	Door stop - Missing
Information:	The WC door stop is missing or is inadequate to stop the door handle from impacting 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.



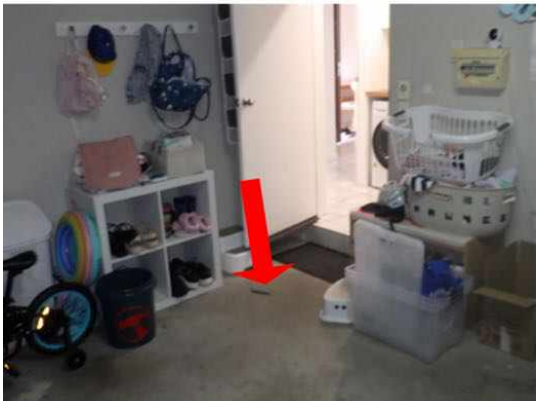
Finding 3.10

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

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

defect.

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



Finding 3.11

Building: Main Building
Location: Garage > Existing
Finding: Ceiling - Sagging
Information: The ceiling linings in the garage showed signs of sagging at the time of inspection.

Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to exposure to moisture, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing and re-screwing of ceiling sheets, may be required.

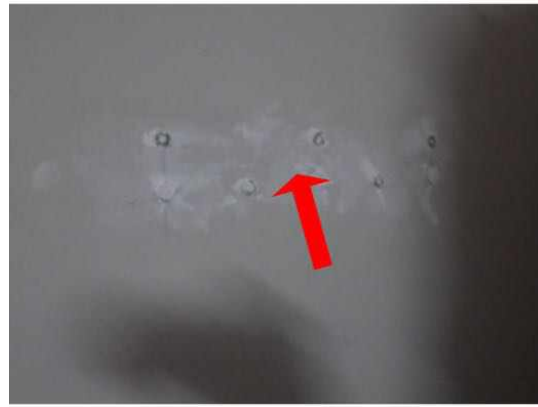
Such works may be performed by relevant tradespeople, such as plasterers and painters.



Finding 3.12

Building:	Main Building
Location:	Garage > Existing
Finding:	Internal Wall - Holes
Information:	Holes and previous repair works were identified to the garage wall linings and ceiling cornices (as per example photos). It is suspected that the holes are from a previously removed fixtures or fittings.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or filler to prevent any possible pest or vermin activity or nesting. Such works may be conducted by a general handyperson or licensed painter.

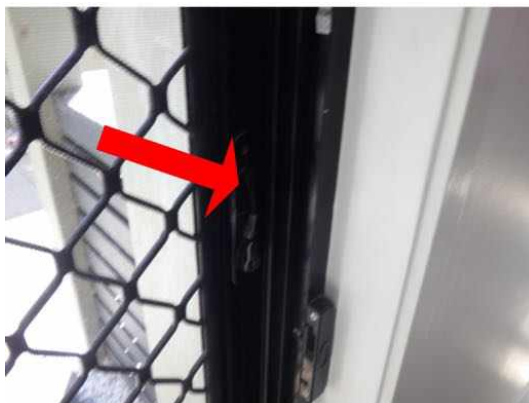


Finding 3.13

Building: Main Building
 Location: Living Room > Rear Left
 Finding: Security screen
 Information: The living room area left side security screen door latch was found to be sticking or not latching properly at the time of inspection.

Where not replaced or repaired, damaged security screens and/or latches are a potential security risk.

A security screen service agent or general handyman may be appointed to repair or adjust the security screen latch at the discretion of the client.

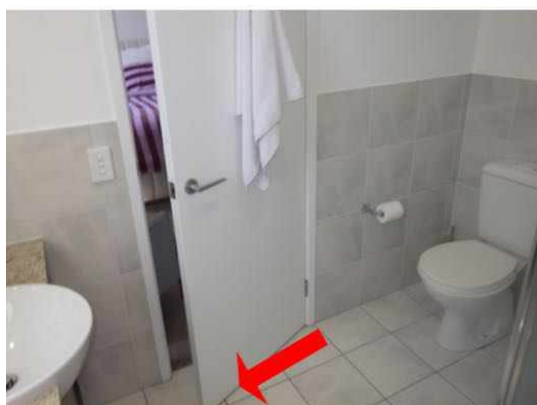


Finding 3.14

Building:	Main Building
Location:	Ensuite > Front
Finding:	Damaged Door
Information:	The door leading into the ensuite has suffered minor 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 3.15

Building:	Main Building
Location:	Ensuite > Centre Right
Finding:	Basin - Pop up waste stiff.
Information:	The ensuite basin pop up waste was stiff to operate at the time of inspection. It is advised that maintenance is carried out on the waste so as it functions as intended.

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



Finding 3.16

Building: Main Building
 Location: Ensuite > Centre Right
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the ensuite cabinetry showed signs of minor deterioration. 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.



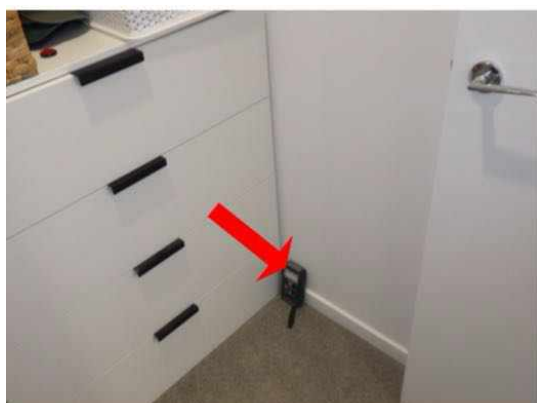
Finding 3.17

Building: Main Building
 Location: Ensuite > Rear Left
 Finding: Tiles - Sealant & Grout
 Information: Areas of missing grout and/or deteriorated sealant were evident to the floor and wall tiling in the ensuite shower cubicle at the time of inspection. As this area is frequently exposed to water, the missing grout and/or deteriorated sealant creates potential for possible water penetration into adjoining sections of walls or flooring.

If left unmanaged, any potential water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements. At the time of inspection elevated moisture level readings were observed to the lower area of the left side shower cubicle wall, but the elevated readings didn't transfer outside the shower cubicle or to the opposite sides of the wall in areas where moisture level readings could be obtained.

A tiling contractor or shower sealant specialist should be appointed to undertake repair work to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.





Finding 3.18

Building: Main Building
 Location: Bathroom > Front Right
 Finding: Toilet seat - Loose
 Information: The bathroom 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 3.19

Building: Main Building
 Location: Bathroom > Centre
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the bathroom cabinetry showed signs of minor deterioration. 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 3.20

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

Re-pointing and re-sealing the roof tiles could be considered by the client to help

preserve and extend the life span of the tiles.

The client could consult a roofing contractor to gain advice on costs of any remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

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





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: External Areas > 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.

NOTE - The buildings body corporate managers may have information of any existing timber termite management program.





Finding 6.02

Building:	Main Building
Location:	Exterior walls - right side > Existing
Finding:	Vegetation
Information:	At the time of inspection there was vegetation growing over external wall areas on the right side of the building.

The vegetation over growing wall areas should be trimmed back clear of the external surfaces. The grass and other vegetation heights should be maintained around the perimeter of the building to allow for an inspection zone around the building exterior.

Frequent pest inspections are highly recommended in these areas.



Finding 6.03

Building:	Main Building
Location:	Exterior walls - rear > Ground Level
Finding:	Weep holes exposure
Information:	It was noted at the time of inspection areas of the finished ground level at the rear of the property partly cover the brickwork weep holes.

Any areas where the weep holes are covered provide an opportunity for timber pest activity. An inspection zone of 50 - 75mm between the bottom of the brickwork weep holes and the finished ground surface 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.

It is highly advised the area be regularly monitored for timber termite pest activity.



Finding 6.04

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



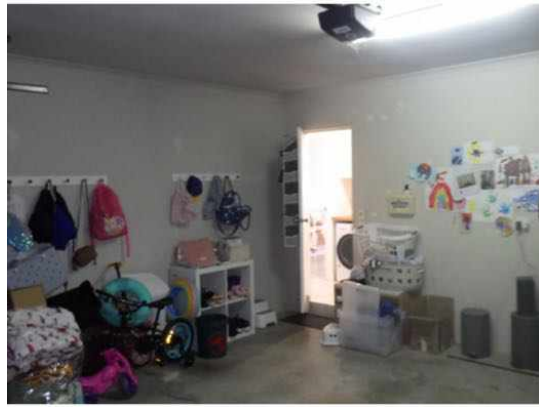
Finding 6.05

Building: Main Building
Location: Garage > Existing
Finding: Stored Items
Information: At the time of inspection there was furniture, personal and stored items against internal walls in areas of the garage area inspected.

These stored items severely limit full inspection of the area and may conceal timber termite pest and or vermin activity.

It is highly recommended the items are removed to allow for complete inspection of the area.





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

- Termite and Timber Pest Technician / Licensed Pest Controller
- As identified in summary and defect statements
- Registered/Licensed Builder
- Other

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The building compared to others of a similar age and construction appears to be in good condition.

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

As noted in the report there is deteriorated sealant and grout to the ensuite area shower cubicle floor and wall tiles. It is highly recommended a licensed tiler or shower area specialist is engaged to further investigate and/or undertake repairs as required.

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.

Note - The buildings body corporate managers may have evidence or information of any existing timber termite management program on the property.

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



Noted Item

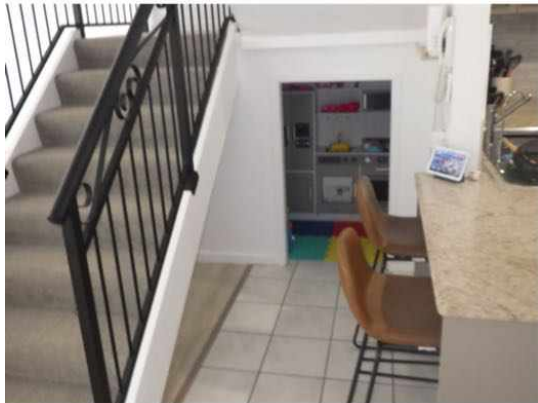
Building: Main Building
 Location: Laundry > Existing
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
 Location: Under Stair Void or Storeroom > Existing

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



Noted Item

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





Noted Item

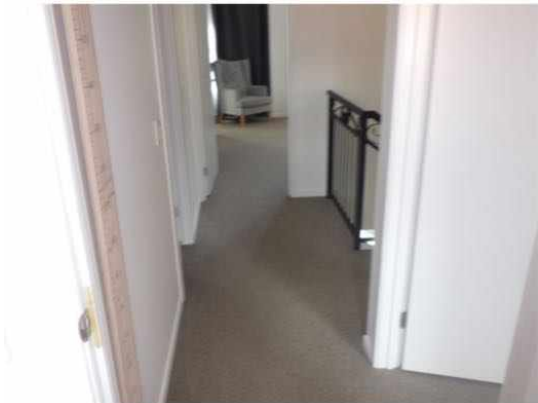
Building: Main Building
 Location: Stairs - Internal > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
 Location: Stair Landing > Existing
 Finding: No obvious defect

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



Noted Item

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

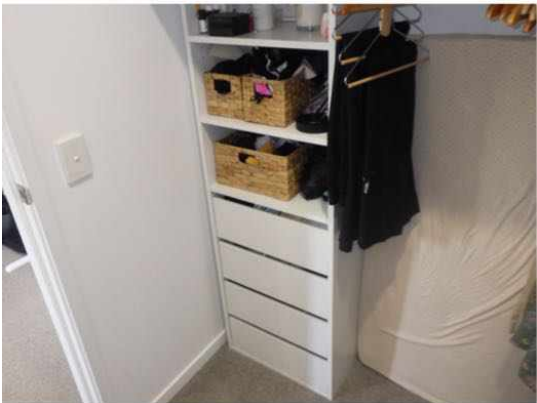




Noted Item

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





Noted Item

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





Noted Item

Building: Main Building
Location: Bedroom 2 > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Bedroom 3 > Existing
Finding: No obvious defect

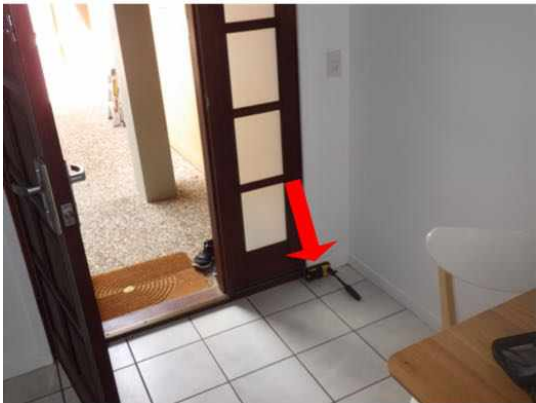
Information: No obvious defects found at the time of inspection.

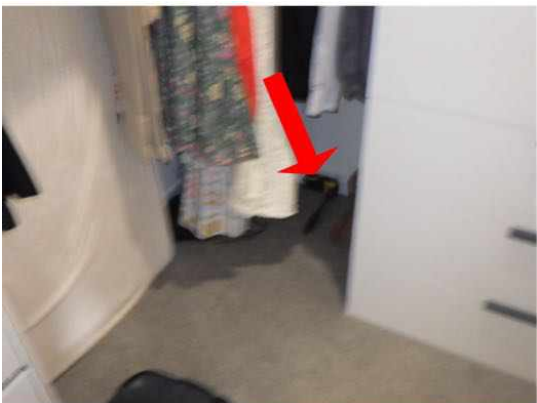
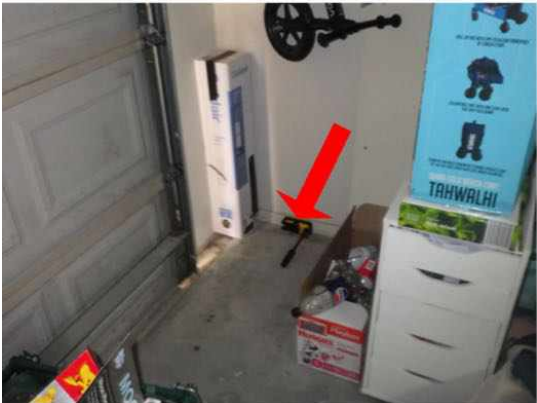


Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Termitracker
Information: The termitracker itracker was positioned randomly to internal wall, timber skirting and window frame areas checking for signs of termite activity.

No activity was recorded at the time of inspection.







Noted Item

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





Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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