



Building and Timber Pest Inspection Report

Inspection Date: Wed, 8 Apr 2026

Property Address: 10/99 Heeb St, Ashmore QLD 4214,
Australia



Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 8 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 10/99 Heeb St, Ashmore QLD 4214, 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 fair condition with some major and 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 - Monolithic or Slab on Ground
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	Door Frames, Architraves, Doors, Skirting Boards, Stair Railing
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.

- Fencing
- Landscaping Timbers
- Exterior
- Interior
- Roof Exterior - Part
- Gardens
- 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.
- Site - Part.
- Outside of the fencing.
- Wall exterior due to obstructions.

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

areas accessible wherever possible for re-inspection.

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Debris or rubbish
- Furniture
- Floor coverings
- Insulation
- Rugs
- Overhanging vegetation
- Stored items
- 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.

Major Defect

Finding 2.01

Building: Main Building
 Location: Yard - Side > Ground Level
 Finding: Concrete Slab - Movement
 Information: The concrete slab to the footpath outside the dining room area on the right side of the property appears to have moved significantly (up to 25mm) away from the building exterior wall. The concrete slab movement is assumed to be the result of ground subsidence or ground movement in the surrounding area.

Poor site drainage may also be to blame. It is advised the area is closely monitored for any further change.

A licensed builder or structural engineer should be consulted for further investigation and/or advice.

Always contact a building inspector should gaps or cracks widen, lengthen or become more numerous.



Finding 2.02

Building: Main Building
Location: Alfresco > Ground Level
Finding: Tiles - Cracked/ Drummy
Information:

Cracked, drummy and uneven tiles to the alfresco area were identified at the time of inspection. Such defects are generally caused by impact, significant ground movement and/or moisture exposure to the area. Cracked and drummy tiled areas may also be a direct result of poor workmanship during the construction process.

It is advised that a tiling contractor be appointed to perform repair works as necessary.





Finding 2.03

Building:	Main Building
Location:	Bedroom 2 > Rear Left
Finding:	Levelness of floors
Information:	At the time of inspection, although there was no obvious damage or cracking to wall and ceiling linings, the bedroom 2 area floor deviated in levelness by more than the recommended QBCC standard and tolerances. In this instance the bedroom 2 floor was found to be off level by 28mm over a 2.0m length.

Floor areas are defective if they differ in level by more than 10mm in any room or area, or more than a 12mm deviation over a three metre length under the QBCC Standards and Tolerances Guide.

A licensed builder or structural engineer should be engaged for further investigation and/or advice.



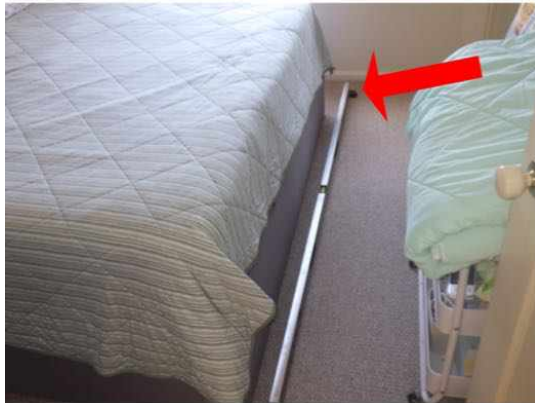
Finding 2.04

Building:	Main Building
Location:	Bedroom 3 > Rear Right
Finding:	Levelness of floors
Information:	At the time of inspection, although there was no obvious damage or cracking to wall

and ceiling linings, the bedroom 3 area floor deviated in levelness by more than the recommended QBCC standard and tolerances. In this instance the bedroom 3 floor was found to be off level by 26mm over a 2.0m length.

Floor areas are defective if they differ in level by more than 10mm in any room or area, or more than a 12mm deviation over a three metre length under the QBCC Standards and Tolerances Guide.

A licensed builder or structural engineer could be engaged for further investigation and/or advice.



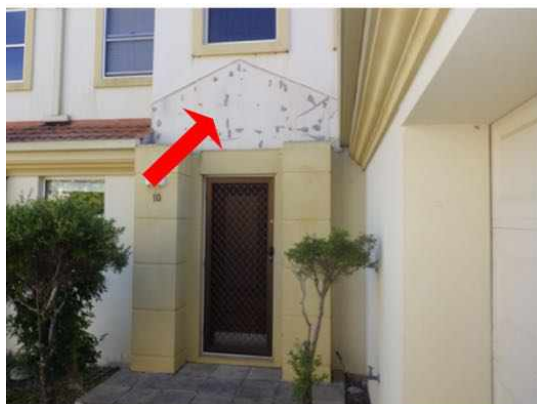
Minor Defect

Finding 3.01

Building:	Main Building
Location:	Front Elevation > Centre
Finding:	Facade - Missing
Information:	At the time of inspection the decorative facade to the front entry area of the building was missing. It appeared the missing facade has been previously removed (reasons unknown).

The client could engage a licensed builder to replace the missing facade.

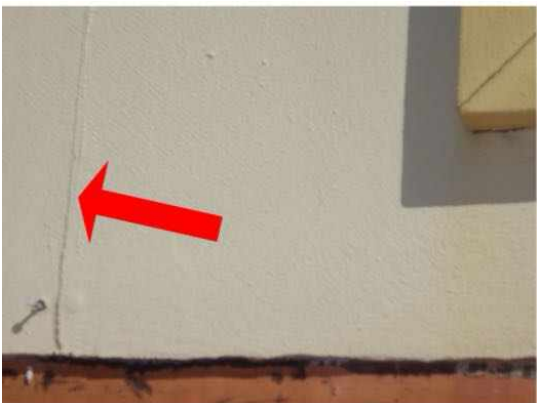
NOTE - Decorative facade replacement and or maintenance may be the responsibility of the buildings body corporate managers.



Finding 3.02

Building:	Main Building
Location:	Exterior walls > Existing
Finding:	Cracking - Walls
Information:	There is cracking to areas of the upper level exterior wall cladding and decorative mouldings (as per example photos). The cracking appears to be concentrated at the vertical joints of the wall sheeting and mouldings, and is generally minor in nature. It is assumed the cracking is the result of normal building movement or substandard workmanship at the time of construction.

A licensed solid plasterer or qualified painter could be consulted regarding rectification options.





Finding 3.03

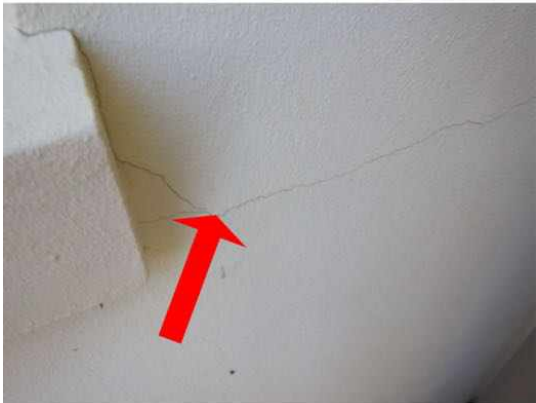
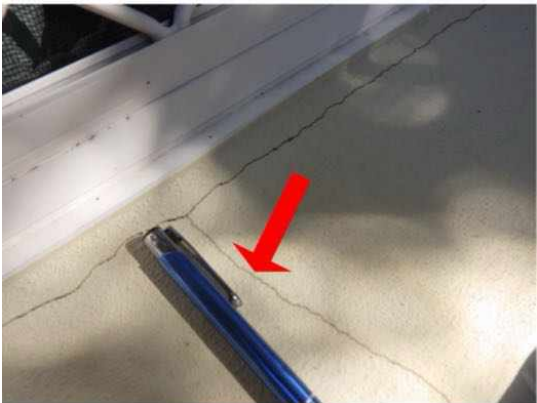
Building:	Main Building
Location:	Exterior walls > Existing
Finding:	Cracks to internal rendered surfaces - Category 1 - 2
Information:	It has been observed that cracking to external rendered surfaces has occurred (as per example photos).

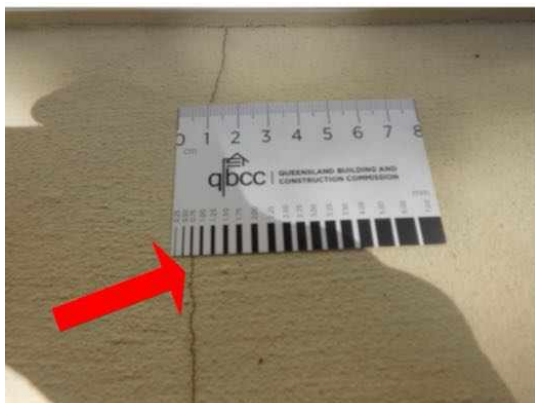
The degree of damage falls within Category 1 - 2, described as noticeable cracks which are easily filled. Such cracking may cause doors and/or windows to stick slightly, and are generally less than 5mm in width.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect that requires rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.

A licensed builder or solid plasterer should be consulted for further advice on rectification procedure's.

NOTE - External wall area repairs and/or maintenance may be the responsibility of the building complex's body corporate managers.





Finding 3.04

Building:	Main Building
Location:	Yard - Side > Existing
Finding:	Fencing - Movement
Information:	It was noted at the time of inspection that sections of the timber fencing to the right side of the property have moved significantly. Typically fencing movement of this type is due to ground erosion or subsidence, due to prolonged exposure to weather conditions. Sometimes inadequate installation, nearby vegetation growth or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the timber fencing and/or footings may be required and

construction of a retaining wall to limit ground erosion should be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

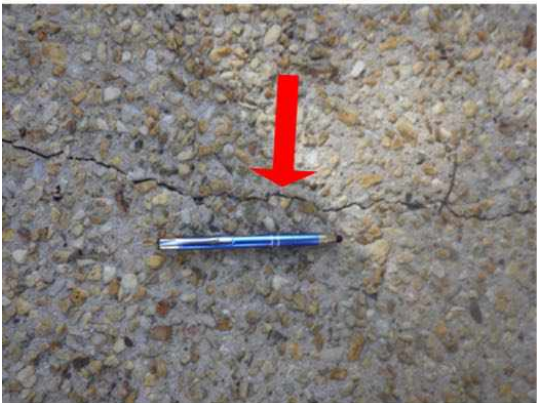


Finding 3.05

Building:	Main Building
Location:	Yard - Side > 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 3.06

Building: Main Building
Location: Pergola > Rear
Finding: Incomplete works.
Information: At the time of inspection it appeared there were areas of incomplete repair work to the alfresco area timber pergola.

A qualified painter or general handyman could be engaged to complete the work, at the clients discretion.



Finding 3.07

Building: Main Building
 Location: Entry > Centre Right
 Finding: Tile - Cracked
 Information: Cracked tiles to the entry floor 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 could be appointed to perform repair works at the clients discretion.



Finding 3.08

Building: Main Building
 Location: Laundry > Rear
 Finding: Damaged Door
 Information: The laundry area door leading into the garage 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 3.09

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 3.10

Building: Main Building
 Location: Living Room > Rear Right
 Finding: Levelness of floors
 Information: At the time of inspection, although there was no obvious damage or cracking to wall and ceiling linings, the living room area concrete floor deviated in levelness by more than the recommended QBCC standard and tolerances. In this instance the living room floor was found to be off level by 10mm over a 2.0m length.

Floor areas are defective if they differ in level by more than 10mm in any room or area,

or more than a 12mm deviation over a three metre length under the QBCC Standards and Tolerances Guide.

A licensed builder or structural engineer could be engaged for further investigation and/or advice.

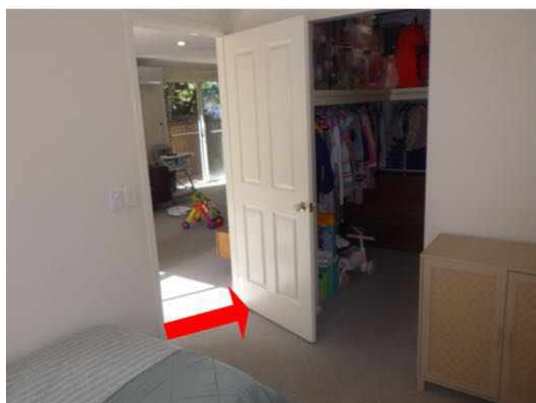


Finding 3.11

Building:	Main Building
Location:	Bedroom - Master > Front
Finding:	Damaged Door
Information:	The door leading into the main bedroom 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 3.12

Building:	Main Building
Location:	Ensuite > Front
Finding:	Damaged Door
Information:	The door leading into the ensuite 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 3.13

Building:	Main Building
Location:	Ensuite > Centre Right
Finding:	Basin - cracking
Information:	Fine cracking was evident to the ensuite basin at the time of inspection. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking.

The fine cracking may provide potential ingress for water and/or secondary water damage may occur to associated cabinetry if left unmanaged.

Consultation with a plumber regarding basin repair or replacement may be required.



Finding 3.14

Building: Main Building
 Location: Ensuite > Front Left
 Finding: Tiles - Drummy
 Information: Drummy tiles were identified in the ensuite area floor at the time of inspection. The term 'drummy' refers to tiles that despite being in relatively good condition have a hollow sound when tapped on and may be inclined to crack from heavy impact whether accidental or deliberate. Drummy tiled areas may be a direct result of poor workmanship during the construction process.

A tiling contractor could be appointed to perform works if necessary.



Finding 3.15

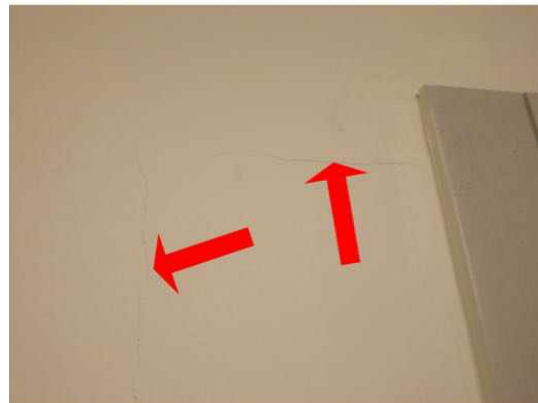
Building: Main Building
 Location: Ensuite > Centre Left
 Finding: Cracking - Wall

Information: There is cracking to an area of the wall lining in the ensuite area.

The cracking appears minor in nature and is generally only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

Cracking 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.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



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 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:	Bathroom > Front
Finding:	Damaged Door
Information:	The door leading into the bathroom 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 3.18

Building:	Main Building
Location:	Bathroom > Rear
Finding:	Basin - cracking
Information:	Fine cracking was evident to the bathroom basin at the time of inspection. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking.

The fine cracking may provide potential ingress for water and/or secondary water damage may occur to associated cabinetry if left unmanaged.

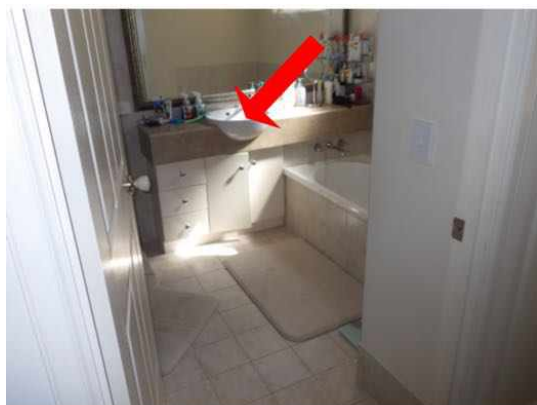
Consultation with a plumber regarding basin repair or replacement may be required.



Finding 3.19

Building: Main Building
 Location: Bathroom > Centre, Rear
 Finding: Basin - Pop up waste stiff.
 Information: The bathroom 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.



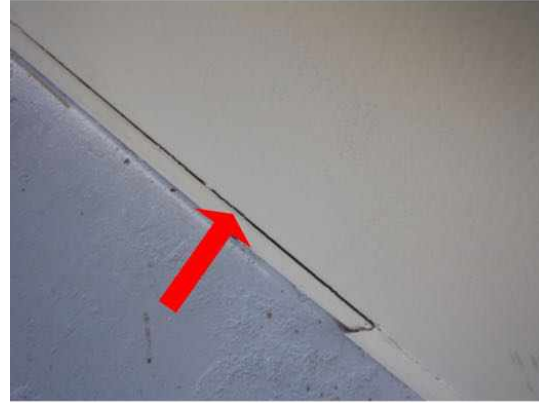
Finding 3.20

Building: Main Building
 Location: Garage > Front Right
 Finding: Skirtings Movement
 Information: It was noted that the timber skirting is separating from the internal wall linings and cracking in the garage area.

This is a common defect caused through contraction and expansion of the wall framing and/or through the settlement of buildings.

The client is advised to monitor the skirtings for any further signs of movement or deterioration .

A painter might be engaged to undertake minor repair works.



Finding 3.21

Building: Main Building

Location: Garage > Centre

Finding: Ceiling - Sagging

Information: The ceiling 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 3.22

Building: Main Building
Location: Attic > Existing
Finding: Ceiling Space - Debris
Information: At the time of inspection there was leaves and debris in areas of the ceiling space.

The leaves appear to have been blown or washed in through gaps in the roof valley flashing areas.

It is highly recommended the roof valley flashings are cleared of leaves and debris to reduce the risk of blockages and potential flooding into the roof space area.

A roofing plumber or general handyman could be engaged to clear blockages from roof valleys flashings or gutters.





Finding 3.23

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

Re-pointing and re-sealing the roof tiles should be considered by the client to help preserve and extend the life span of the tiles.

The client should 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 and/or maintenance may be the responsibility of the building complex's 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: Exterior walls > Existing
Finding: Termite Management System - no evidence of a chemical installation
Information: At the time of inspection, it appeared as though no current or active termite management system is installed on the property, with no evidence to suggest preventative works or regular inspections taking place. It was observed there has been previous in ground baiting stations and chemical treatment work undertaken but these systems appeared non-operational and/or expired.

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 - right side > Centre Right
Finding:	Overflow - Not plumbed for drainage
Information:	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 6.03

Building: Main Building
Location: Roof Exterior > Front Right
Finding: Vegetation
Information:

At the time of inspection there was vegetation growing over external roof areas. Consequently moisture or dampness may be present and the areas become conducive to termite activity. Plants against or very close to buildings provide cover, shade and can provide an environment that is attractive to termite infestation.

The vegetation over growing roof and/or 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.





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
- Registered Roofing Contractor
- Registered/Licensed Builder
- Structural Engineer
- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

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

It does however have some major 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.

As noted in the report there is a significant amount of cracking to exterior walls, ground subsidence and tile or concrete slab movement to the exterior of the property.

A licensed builder or structural engineer should be consulted for further advice on this matter.

At the time of inspection there was no timber termite activity found on the site or in the dwelling. No evidence of a current 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: Entry > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

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



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



Noted Item

Building: Main Building

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



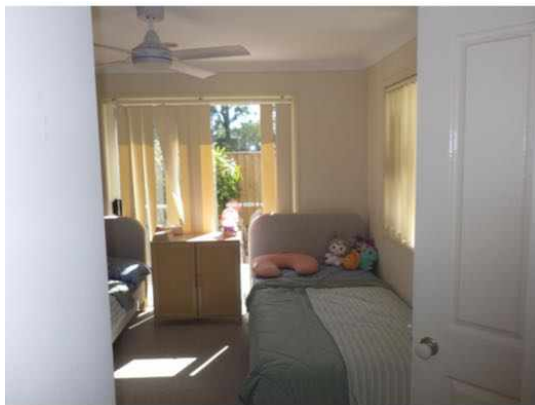
Noted Item

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



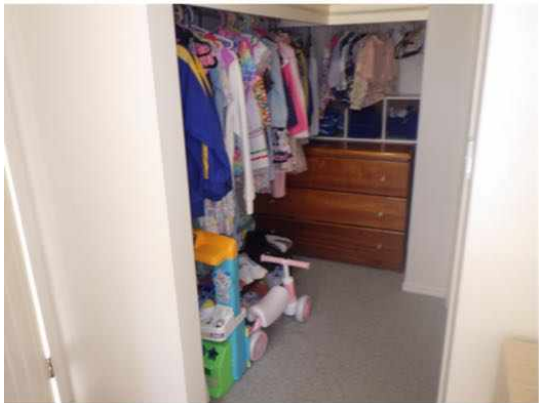
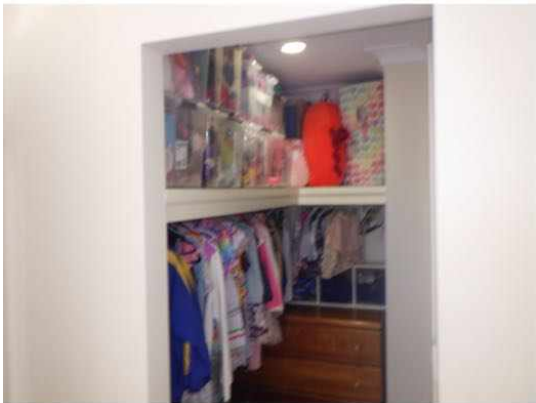
Noted Item

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



Noted Item

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



Noted Item

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

The shower area grout and sealant presented in a fair - good condition.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a bathroom specialist would be advised.

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





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



Noted Item

Building: Main Building
Location: Linen Cupboard > Existing
Finding: No obvious defect

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



Noted Item

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



Noted Item

Building: Main Building

Location: Bedroom 3 > Existing
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



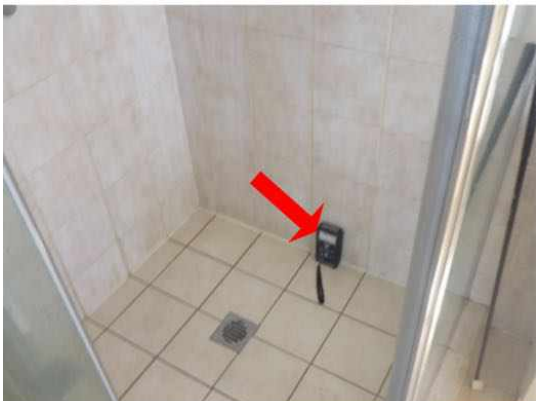
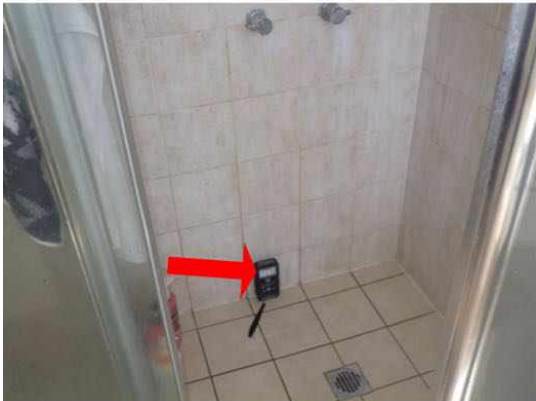
Noted Item

Building: Main Building
 Location: Bathroom > Rear 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.

The shower area grout and sealant presented in a fair - good condition.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a bathroom specialist would be advised.

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



Noted Item

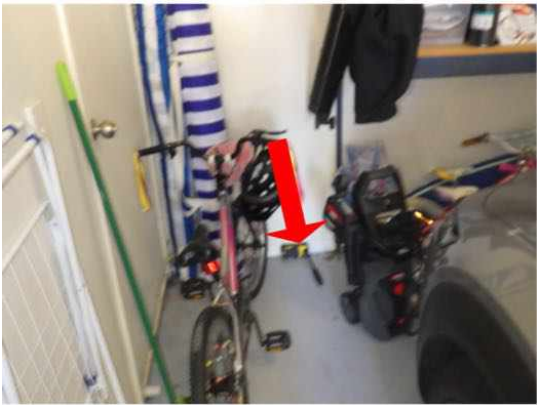
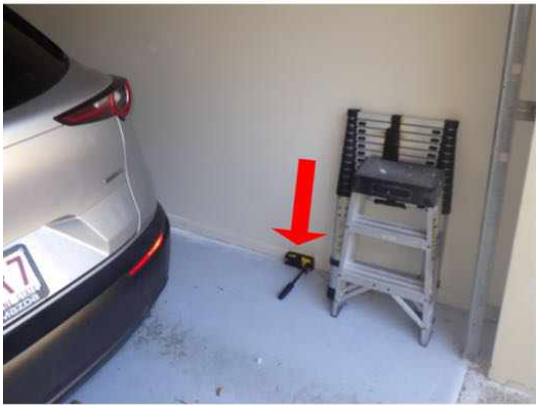
Building: Main Building
Location: Attic > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

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

No activity was recorded at the time of inspection.

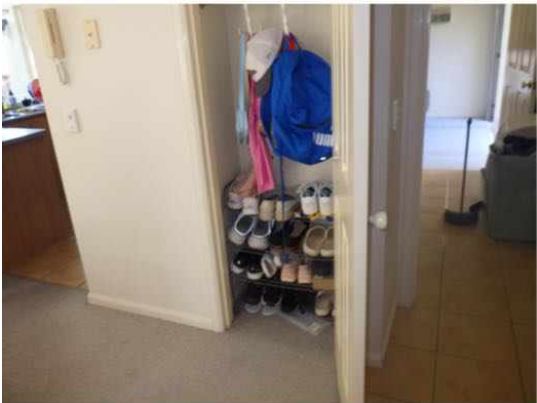




Noted Item

Building: Main Building
Location: Internal Areas > Existing
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Definitions to help you better understand this report

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

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

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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