



# Building and Timber Pest Inspection Report

Inspection Date: Fri, 20 Feb 2026

Property Address: 2/40 Markham Ave, Runaway Bay QLD  
4216, 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: Fri, 20 Feb 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 2/40 Markham Ave, Runaway Bay QLD 4216, Australia

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Client's Email Address:

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Client's Phone Number:

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

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QBCC 1149244

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Company Name: Jim's Building Inspections Ashmore

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Company Contact Numbers: 0419 662 882

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

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

### Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition for its age generally with safety hazards, minor defects and recommendations.

### 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	Unknown
Floor	Slab - Monolithic or Slab on Ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	East
Other Building Elements	Fence - Fabricated Metal Fence, Driveway, Footpath
Other Timber Bldg Elements	Deck, Architraves, Door Frames, Doors, Skirting Boards, Stair Railing, Staircase, Floating Floor, Fascias, Timber Wall Panelling
Roof	Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Double
Walls	Brick Veneer (Timber Framed), Light Weight Wall Clad, 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
- Gardens
- Fencing
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - 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:

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

- Wall Exterior - where neighbouring buildings immediately adjoin.
- Subfloor due to lack of access.

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

## **Obstructions and Limitations**

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

- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Ceiling linings
- Above safe working height
- Evidence of recently painted walls or ceilings
- Debris or rubbish
- Decking
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Insulation
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Landscaping
- Furniture
- Lack of clearance - subfloor
- Proximity of perimeter fence to building
- Overhanging vegetation
- Rugs
- Sarking
- Solar Panels

- 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: **High**

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: **High**

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:	Exterior walls - right side > Centre Left, Centre Right
Finding:	Electrical Cabling
Information:	Unprotected or exposed electrical cabling was identified on the right side exterior wall area.

Any areas of unsheathed electric cables and/or exposed connections should be enclosed in an approved electrical conduit or junction box.

Exposed electrical cabling and/or connections represent a potential safety hazard including for fire and personal contact.

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



#### Finding 1.02

Building:	Main Building
Location:	Balcony > Existing
Finding:	Balustrade - Suspected Non-Compliance
Information:	The gaps between the main bedroom balcony, balustrade stainless steel wires were able to be separated upto (.155mm wide) greater than the present building regulation requirement of 125mm.

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

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

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

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



### Finding 1.03

Building:	Main Building
Location:	Bedroom 2 > Centre,Rear
Finding:	Window safety
Information:	It was noted that the window of the upper level bedroom 2 is less than 1.7m from the floor and has a fall greater than 2m on the exterior from the sill and as such is required to only open upto 125mm or have a security grill fitted.

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



### Finding 1.04

Building: Main Building  
 Location: Attic > Centre Left  
 Finding: Rock Wool - Missing  
 Information: At the time of inspection it was observed there was a section of fire resilient- non combustible rock wool type product missing from the top of the concrete block party wall/underside of the metal roof sheeting separating the adjoining property.

It is important the area is fully sealed with an approved non combustible product, to act as a fire stop.

A licensed insulation installer should be engaged to replace the rock wool as a matter of priority.



### Major Defect

No evidence was found

### Minor Defect

#### Finding 3.01

Building: Main Building

Location: External Areas > Ground Level  
 Finding: Cracking in concrete slab - Category 1  
 Information: Cracking coded as Category 1 was identified to external area concrete slab or edging. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

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

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



### Finding 3.02

Building: Main Building  
 Location: Eaves > Front Right  
 Finding: Eaves - Stained  
 Information: There appeared to be staining to eaves linings on the front right side of the property at the time of inspection. Staining generally indicates that surfaces may have been exposed to moisture at some time.

While mostly an appearance defect, staining can be indicative of more serious defects, which may be currently concealed by external roof coverings and/or eaves linings..

Where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



### Finding 3.03

Building: Main Building  
 Location: Exterior walls - right side > Centre Right  
 Finding: Frog Flap  
 Information: At the time of inspection the frog flap was missing from the laundry area drainage pipe . Although the defect is of an appearance type nature, the missing frog flap does allow for potential pest ingress into the area.

A qualified plumber or general handyman could be engaged to replace the frog flap, at the clients discretion.



### Finding 3.04

Building: Main Building  
 Location: External Areas > Centre Right  
 Finding: Gate Latch - Sticking/ jamming  
 Information: At the time of inspection the gate latch to the right side of the property was sticking or jamming during standard operation.

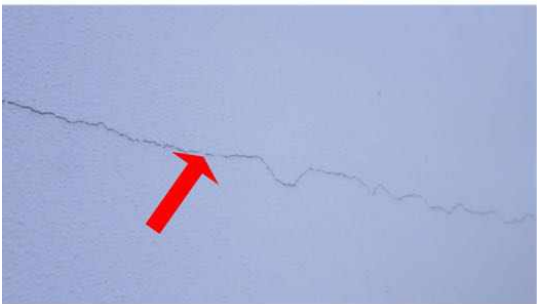
A fencing contractor or general handyman could be engaged to adjust or repair the gate latch as required.



**Finding 3.05**

Building: Main Building  
Location: Exterior walls - rear > Centre  
Finding: Damage to Masonry Walls (Cracks)  
Information: It was observed at the time of inspection, that there is minor cracking damage to masonry wall at the rear of the property which may have been caused by movement of footings, or normal ground movement. The degree of damage falls within Category 0, described as hairline cracks, which are less than 0.1mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Finding 3.06

Building: Main Building  
 Location: Under Stair Void or Storeroom > Centre Right  
 Finding: Incomplete works.  
 Information: At the time of inspection it appeared there were areas of incomplete wall linings in the understair storage cupboard..

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



### Finding 3.07

Building: Main Building  
 Location: Powder Room > Front  
 Finding: Damaged Door  
 Information: The door leading into the powder room 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 3.08

Building: Main Building  
 Location: Powder Room > Centre Right  
 Finding: Grout - Missing  
 Information: Grout is missing from the wall tiles on the right side of the toilet pan in the powder room. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing, a tiling contractor could be appointed to apply grout and re-apply any silicone where necessary.



### Finding 3.09

Building: Main Building  
 Location: Laundry > Centre Right  
 Finding: Tiles - Drummy  
 Information: Drummy tiled areas were identified in the laundry 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 moisture exposure or poor workmanship during the construction process.

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



### Finding 3.10

Building:	Main Building
Location:	Laundry > Centre Right
Finding:	Sealant/Grout Missing
Information:	It was noted on inspection that sealant is missing from the wall tile/cabinetry intersection in the laundry area. It is important this area is sealed to prevent vermin from accessing and or nesting in these areas.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A sealant specialist or general handyman could be appointed to complete these works.



### Finding 3.11

Building:	Main Building
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Location: Dining Room > Centre,Rear  
 Finding: Window - Stiff to Slide  
 Information: The aluminium sliding window in the dining room area was stiff to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

An aluminium window service agent will be required to repair the affected windows.



### Finding 3.12

Building: Main Building  
 Location: Ensuite > Front Left  
 Finding: Sealant Missing  
 Information: It was noted on inspection that sealant is missing from the shower floor/shower screen intersection, it is important this area is sealed to prevent moisture from penetrating these areas.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A sealant specialist or tiling contractor should be appointed to complete these works.



**Finding 3.13**

Building: Main Building  
Location: Balcony > Existing  
Finding: Tiles - Cracked  
Information: Cracked tiles to the front balcony floor area were identified at the time of inspection. Such defects are generally caused by impact or movement to associated structures e.g handrail or balustrades. Cracked or broken tiled areas may also be a direct result of poor workmanship during the construction process.

A tiling contractor should be appointed to perform repair works.



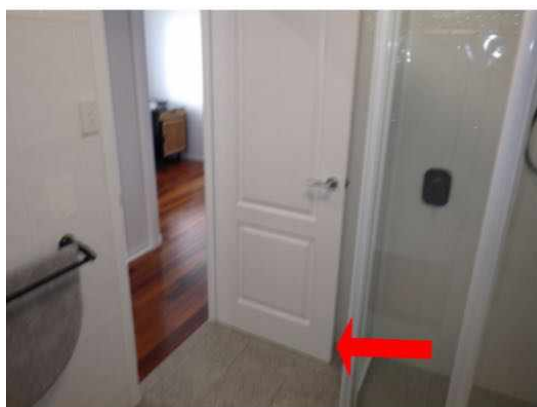


### Finding 3.14

Building: Main Building  
 Location: Bathroom > Front Left  
 Finding: Door stop - Missing  
 Information: The bathroom 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 3.15

Building: Main Building  
 Location: Bathroom > Centre Left  
 Finding: Sealant Missing  
 Information: It was noted on inspection that sealant is missing from the shower floor/hob tile intersection, it is important this area is sealed to prevent moisture from penetrating these areas.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A sealant specialist or tiling contractor should be appointed to complete these works.



### Finding 3.16

Building: Main Building  
 Location: Bathroom > Centre Left  
 Finding: Fitting or fixture - Missing  
 Information: A fixture was missing from the bathroom shower cubicle at the time of inspection

It is assumed the missing fixture was a soap dish or similar.

A general handyman could be appointed to replace the missing fixture at discretion of the client.



### Finding 3.17

Building: Main Building  
 Location: Toilet (WC) > Rear Right  
 Finding: Internal Wall - Holes  
 Information: Holes were identified in the WC cistern right side wall tiles. It is suspected that the holes are from a previously removed fixture or fitting.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or filler. Such works may be conducted by a general handyman or licensed painter.



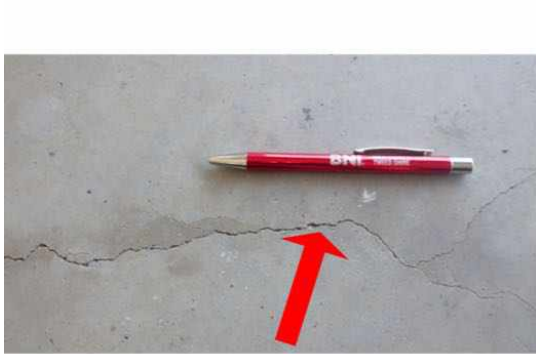
### Finding 3.18

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 (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

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

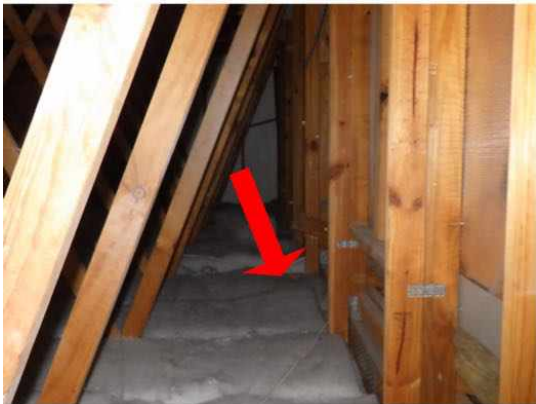
Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.





**Finding 3.19**

Building: Main Building  
Location: Attic > Rear Right  
Finding: Evidence of Suspected Vermin  
Information: Suspected evidence of pests or rodents were present in the roof space at time of inspection including chewing type damage to wall cladding surfaces. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to check and free the roof void of any pests and to install deterrents or seal access points to ensure that rodents can not enter the roof space as easily.



### Finding 3.20

Building: Main Building  
 Location: Roof Exterior > Centre Right  
 Finding: Roof flashing  
 Information: It was suspected at the time of inspection a roof flashing or capping may be missing or has been previously removed (reasons unknown) to the upper level roof area on the right side of the property.

A roofing plumber should be appointed check all external roof areas and repair or replace any metal flashings as required.



### Finding 3.21

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

If left unattended, it is likely that further movement will occur. It is suspected that repair of several elements of the fencing footings may be required and construction of a retaining wall to limit ground erosion may be a consideration of the client also.

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



### Live Timber Pest Activity

No evidence was found

### Timber Pest Damage

No evidence was found

### Conditions Conducive to Timber Pest Activity

#### Finding 6.01

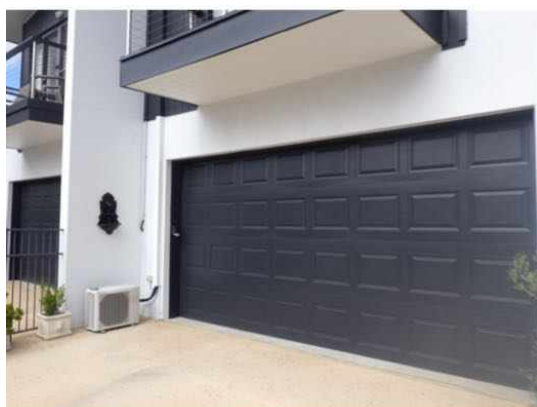
Building: Main Building  
Location: Exterior walls > Existing  
Finding: Termite Management System - no evidence of a chemical installation

Information: At the time of inspection, it appeared as though no termite management system has been installed on the property, with no evidence to suggest preventative works or regular inspections taking place.

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

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

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



## Finding 6.02

Building: Main Building  
 Location: Exterior walls - front > Front Left  
 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: Entry > Existing  
 Finding: Deck - In ground contact  
 Information: At the time of inspection it was noted the timber steps and deck area to the entry area of the property is in direct contact with the finished ground level.

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

Frequent pest inspections every 1 - 2 months are highly advised to readily identify any termite activity in these areas.

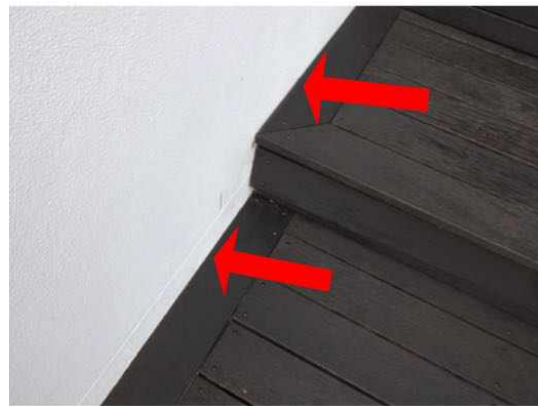


**Finding 6.04**

Building: Main Building  
 Location: Entry > Existing  
 Finding: Inspection Zone Exposure  
 Information: At the time of inspection the timber deck to the entry area at the front of the property finished tight against the exterior wall cladding.

An inspection zone of 20mm between the timber decking to the slab edge or wall exterior is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge or wall exterior inspection zone should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete, cladding, timber decking or other structures. If the slab edge or wall exterior inspection zone is not properly exposed, it is considered a high risk area of termite attack.

It is highly recommended that timber termite pest inspections be carried out every 1 - 2 months to aid protection of the property against infestation.



### Finding 6.05

Building: Main Building  
 Location: Entry > Existing  
 Finding: No Access

Information: At the time of inspection there was no access to the sub floor area of the timber deck to the entry area of the property.

Areas with limited or no access point severely restrict the full inspection of the area.

The client should consult with a licensed builder regarding provision of a hatch or access door to the timber deck sub floor area.



### Finding 6.06

Building: Main Building

Location: External Areas > Ground Level

Finding: Garden Beds - Conditions Conducive to Termites

Information: Garden beds and external landscape areas were found to contain timber, stumps, debris and garden waste at the time of inspection (as per example photos). These garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and termite ingress. Removal of any garden debris or vegetation is highly advised. Frequent pest inspections are advised to readily identify any termite activity in these areas.





**Finding 6.07**

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

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

Frequent pest inspections every 1 - 2 months are highly advised to readily identify any

termite activity in these areas.





### Finding 6.08

Building:	Main Building
Location:	Deck > Existing
Finding:	Inspection Zone Exposure
Information:	At the time of inspection the timber deck at the rear of the property finished tight against the exterior wall cladding.

An inspection zone of 20mm between the timber decking to the slab edge or wall exterior is required. This inspection zone should be maintained in order to force termites into the open where they can be detected more readily during regular inspections. The slab edge or wall exterior inspection zone should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete, cladding, timber decking or other structures. If the slab edge or wall exterior inspection zone is not properly exposed, it is considered a high risk area of termite attack.

It is highly recommended that timber termite pest inspections be carried out every 1 - 2 months to aid protection of the property against infestation.



Finding 6.09

Building:	Main Building
Location:	Alfresco > Rear
Finding:	Roof Guttering Missing
Information:	At the time of inspection there was no roof guttering installed to alfresco area roof.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance. Roof areas missing gutters are likely to lead to high levels of moisture in the ground areas directly below. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity.

Installation of roof guttering and stormwater downpipes should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

A qualified roof plumber should be appointed to replace the missing guttering.



### Finding 6.10

Building:	Main Building
Location:	Deck > Existing
Finding:	Obstructions and Limitations Subfloor
Information:	These photographs are an indication of the obstructions and limitations which impeded full inspection of the Subfloor 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.



## **Evidence of fungal decay activity and/or damage**

No evidence was found

## **Evidence of wood borer activity and/or damage**

No evidence was found

## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements
- Licensed Electrician
- Registered/Licensed Builder
- Licensed Plumber specialising in Roof Plumbing
- Termite and Timber Pest Technician / Licensed Pest Controller

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

### D5 Conclusion - Assessment of overall condition of property

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

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

At the time of inspection there was no timber termite activity found on the site or in the dwelling. No evidence of a previously installed physical or chemical termite barrier was noted, and no evidence of recent annual or regular inspections found.

It was observed at the time of inspection the timber deck structures to the entry and alfresco areas have been installed in direct ground contact and tight against external wall surfaces. These areas are considered high risk for timber termite activity.

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

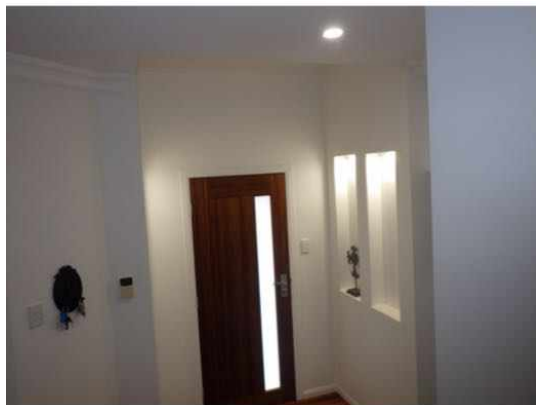
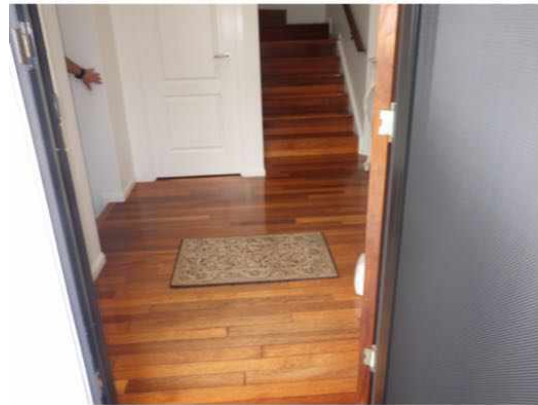
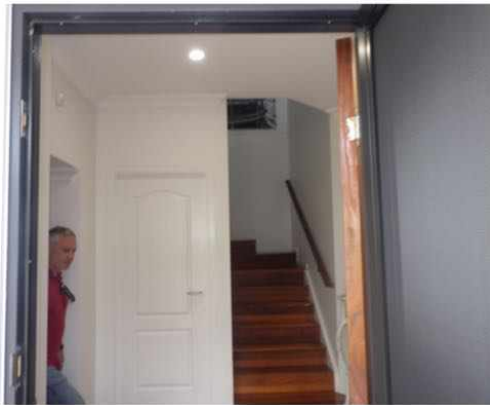
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

## Section D Significant Items

The following items were noted as - For your information

### Noted Item

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



### Noted Item

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



**Noted Item**

Building: Main Building  
Location: Media/Bedroom > 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.



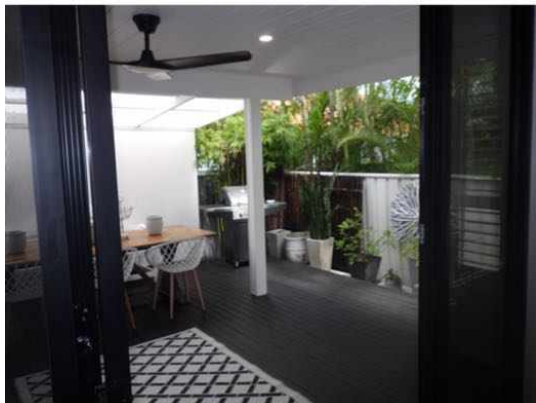
### Noted Item

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



**Noted Item**

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



**Noted Item**

Building: Main Building  
Location: Kitchen > Existing  
Finding: No obvious defect

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



**Noted Item**

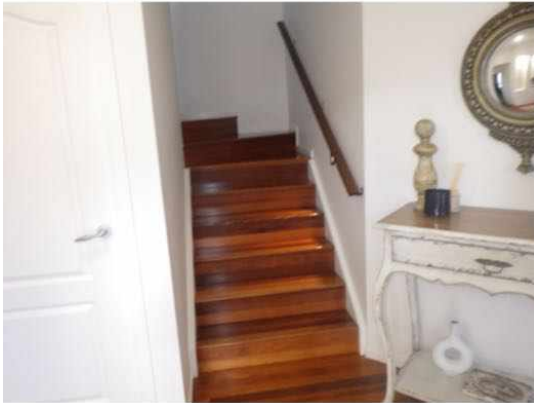
Building: Main Building  
Location: Dining Room > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



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



**Noted Item**

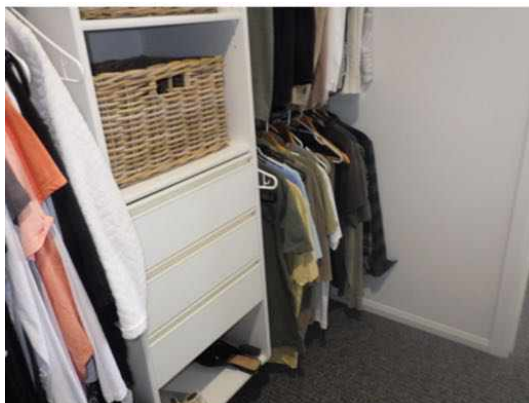
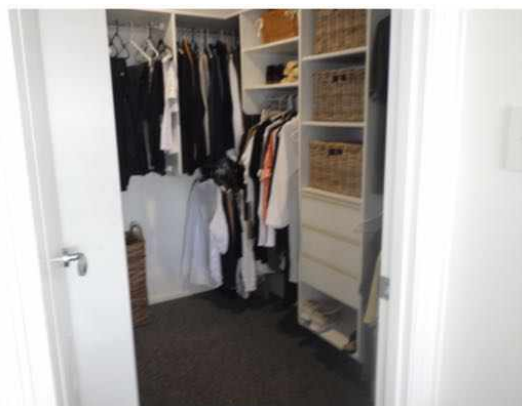
Building: Main Building  
Location: Bedroom - Master > Existing  
Finding: No obvious defect

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: Ensuite > Existing

Finding: Tiling

Information: At the time of inspection it was suspected new floor tiles have been laid directly over existing floor tiles in the ensuite and ensuite shower cubicle areas. Although no drummy or deteriorated tiles were observed, tiling over existing tiles can mask underlying issues such as water damage or mould. If the original waterproofing membrane is compromised, it may lead to future problems or issues.

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



**Noted Item**

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





**Noted Item**

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



### 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: Bathroom > Existing

Finding: Tiling

Information: At the time of inspection it was suspected new floor tiles have been laid directly over existing floor tiles in the bathroom and bathroom shower cubicle areas. Although no drummy or deteriorated tiles were observed, tiling over existing tiles can mask underlying issues such as water damage or mould. If the original waterproofing membrane is compromised, it may lead to future problems or issues.

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





**Noted Item**

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





**Noted Item**

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



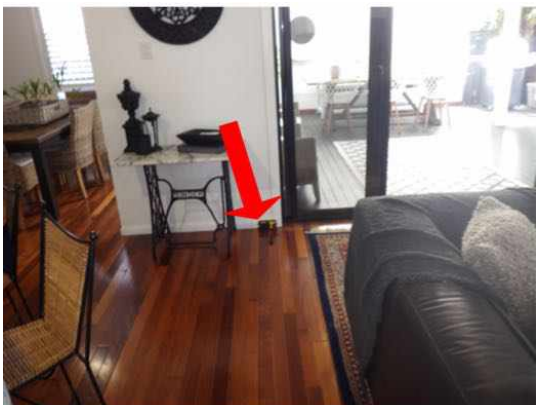
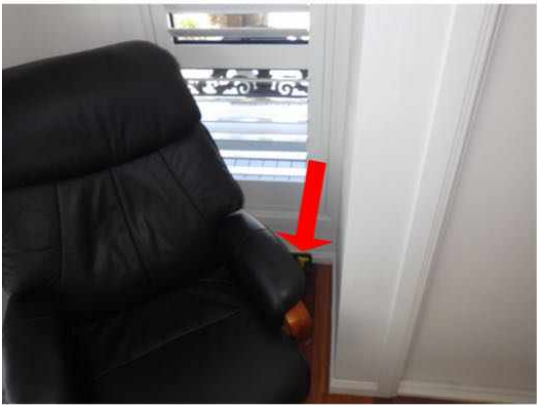


**Noted Item**

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

No activity was recorded at the time of inspection.







Noted Item

Building: Main Building  
Location: Roof Exterior > Existing  
Finding: Roof Photos  
Information: Roof area photos were taken with the DJI Mini 3 Drone flown over the roof at the time of inspection.





## Definitions to help you better understand this report

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

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

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

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

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

### **NO CERTIFICATION**

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

### **RECTIFICATION COSTS**

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