



Building and Timber Pest Inspection Report

Inspection Date: Tue, 7 Apr 2026

Property Address: 98 Baanya St, Wurtulla QLD 4575, 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: Tue, 7 Apr 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable): Not Applicable

Job Address: 98 Baanya St, Wurtulla QLD 4575, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Phillip Harrison Ph: 0408 583 355
Email: Montville@jimbuildinginspections.com.au

QBCC 15360211

Company Name: Jim's Building Inspections (Montville)

Company Address and Postcode: Sippy Downs 4556

Company Email: Montville@jimbuildinginspections.com.au

Company Contact Numbers: 0408 583 355

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: This report has been compiled for the sole use of the client purchasing the inspection of the property named in this document. As such this report is guaranteed and insured only for this named person.

This report has been prepared exclusively for the use of the client who commissioned it and may not be copied, circulated or relied upon by any other party, without the prior written consent of the author. No responsibility or liability is accepted for any use of this report by persons other than the client.

The building inspector compiling this report should be contacted for any further information regarding the inspection and the findings reported on regarding this property.

This inspection is carried according to the provisions and specifications of AS 4349.1-2007, Part 1, Pre-Purchase Inspections - Residential Buildings, and AS 4349.3-2010, Inspection of Buildings, Part3, Timber pest Inspections.

Due to factors like excessive heat, restrictive access, congested framing or the ability to navigate a safe and risk free path throughout the roof cavity; only a portion of the ceiling space was able to be satisfactorily inspected.

Should a full and complete inspection be desired, planning will be required and booking for a more suitable time arranged.

Workhealth & Safety Queensland, working in domestic roof spaces.

On 1 January 2025, the Queensland department of Work health and Safety introduced legislation regarding carryout working or entering domestic roof spaces. There are now strict workplace health and safety rules for working in domestic roof spaces to ensure the safety of workers and others. The building inspection industry is awaiting a ruling on the type of work we carry out, the impact of turning the power off, and the ability to provide a satisfactory and adequately informed inspection of this critical area of the home.

Until such time as this ruling is delivered, each inspection will involve a risk assessment based on the visible and perceivable risks involved with each roof void inspection. If it is deemed as moderate risk or higher, the space will only be inspected from ceiling access hatch and photographed using torch light and camera zoom functions.

For more detailed information, visit the WorkSafe Queensland website at <https://www.worksafe.qld.gov.au/safety-and-prevention/hazards/electricity/hazardous-electrical-environments/domestic-roof-spaces>, or the Electrical Safety Office at <https://www.electricalsafety.qld.gov.au/electrical-safety-home/roof-spaces>.

Our goal is to be able to provide a thorough and diligent inspection as possible. When factors prevent this, you will be notified, and information not able to be provided accurately due to obstructions will not be included.

Australian Standard AS 3660 recognises frequent inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner so damaged is minimised. Another Timber Pest Inspection by a licensed Pest Inspector in 3 months time is recommended.

The report contains important information regarding the condition of the subject property. Please read the report thoroughly and in its entirety. Should there be any questions arising from the information contained herein, please contact the inspector named on this report for clarification and explanation.

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition 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	Detached, Residential
Company or Strata title	No
Floor	Concrete, Masonry Piers, Chipboard, Masonry Foundations, Piers - Steel, Slab - Monolithic or Slab on Ground, Part Slab and Part Subfloor, Piers - Timber, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Other Building Elements	Garage, Footpath, Pergola, Carport, Driveway, Fence - Brick, Fence - Fabricated Metal Fence, Pool, Porch, Shed
Other Timber Bldg Elements	Doors, Internal Joinery, Landscaping Timbers and Construction, Door Frames, Porch / Patio, Skirting Boards, Architraves, Stair Railing, Fascias, Veranda Posts, Weatherboards
Roof	Pitched, Timber Framed, Tiled
Storeys	Single
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.

- Roof Exterior - Part
- Roof Void - Part
- The Site
- Wall Exterior
- Posts
- Subfloor
- Interior
- 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.
- Roof Exterior - Part
- Roof Void 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
- External concrete or paving
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Ceiling linings
- Insulation
- Fixed ceilings
- Duct work
- External finished ground level
- Roof framing - not trafficable
- Stored items
- 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

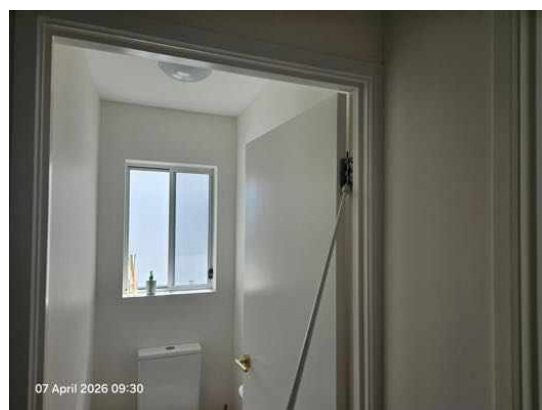
Safety Hazard

Finding 1.01

Building: Main Building
Location: Toilet (WC)
Finding: Toilet door - lift off hinge required
Information: The WC door as inspected on the day did not have lift off hinges fitted.

The BCA requires that the door to a fully enclosed sanitary compartment (WC or toilet) must either open outwards slide or be readily removable from the outside of the compartment. This requirement applies unless there is clear space of at least 1.2 m between the closet pan within the sanitary compartment and the nearest doorway.

The client could employ a licensed carpenter or suitably qualified handy person to replaced the hinges its compliant hardware.



Major Defect

No evidence was found

Minor Defect

Finding 3.01

Building: Main Building
Location: As shown
Finding: Roof plumbing - vent pipe cap not sealed
Information: The flashing cap to the vent pipe was stuck above the lead flashing, exposing the opening of the lead against the pipe. This requires pushing down over the lead to provide an adequate seal for the pipe penetration.



Finding 3.02

Building: Main Building
Location: As shown
Finding: Roof, opening in tiles
Information: During the inspection of the roof surface, it was noted that the roof had been opened to carry out work and was exposed on the day.





Finding 3.03

Building:	Main Building
Location:	As shown
Finding:	Subfloor, incomplete work, stumps / piers
Information:	During the inspection of the subfloor it was noted that two temporary props (acro props) and two insufficient timber props have been used during the construction of the subfloor structural framing.

As shown in the photos, it appears that the two temporary steel props are set up ready for the stumps / columns to be installed and the formwork is in place for the foundation pads. Two of the bearers are supported by undersized timbers, it is assumed that these are awaiting the stumps / columns to be fitted, and should be replaced by compliant sized timbers or steel columns.

At the time of inspection the structure appears to sound and no movement was noted or observed. These works should be completed by a licensed carpenter or builder in the short term.

A minor defect rating has been applied at this time; however, this has the potential to become a major defect if not rectified.







Finding 3.04

Building:	Main Building
Location:	Bathroom, house
Finding:	Elevated moisture present at the time of inspection - bathroom
Information:	Elevated moisture was noted in the lower tiled wall surfaces of the bathroom shower.

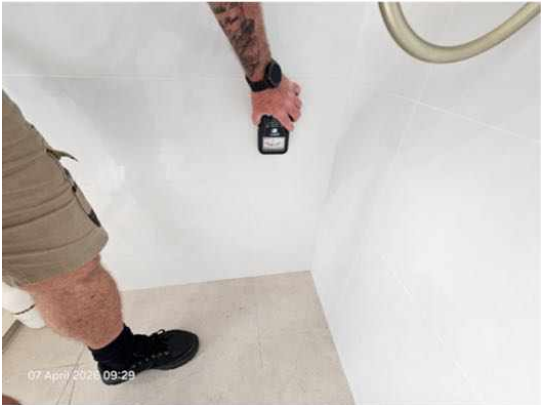
The levels varied at differing points throughout the recess. This could possibly be due to deteriorated grout and silicone sealants and / or plumbing fittings and fixtures. The grouts and sealants can break down over time and become porous, allowing moisture to enter the wall sheet surface behind the tiles. Although no obvious grout defects could be seen careful monitoring of the tile surface and checking of the fittings for adequate sealing is strongly advised.

Plumbing, and shower fittings and fixtures, can be areas of water penetration if not installed correctly and sealed completely. Whenever a fitting is screwed / fitted to the tiled shower walls , the holes and fittings should be sealed with an appropriate sealant to prevent water from entering the wall cavity. This is a common fault. A moisture reading was noted directly beneath the cold tap, checking the silicone seal at the penetration is recommended.

Elevated moisture can attract timber pests and vermin, and produce conditions that promote timber pest attack, fungal growth and wood decay.

It is recommended that the moisture levels in these areas be monitored over time and the grout and silicone could be renewed, if visible signs of elevated moisture are noted, to possibly eliminate any further moisture penetration.





Finding 3.05

Building: Main Building
Location: Bedroom 2, dining
Finding: Window sill / reveal moisture
Information: During the inspection minor moisture readings were noted in the plastered reveals of the windows shown.

Damage is isolated to the bottom sills and internal corners, which would indicate that moisture may be entering through the joint between the bottom aluminium profile and the rendered sill. Alternatively, it may be due to the windows being left open for extended periods and sea air and rain moisture having an effect. Bay windows do experience this issue more often than standard windows, possibly due to the increased exposure of the window surface externally.

This should be monitored and there is a change in the reveal appearance, a licensed plasterer or painter should be engaged to carry out the necessary repairs.







Finding 3.06

Building: Main Building
 Location: As shown
 Finding: Minor movement cracking
 Information: Minor movement cracking to the window reveals shown was observed at the time of the inspection.

Cracking of this nature is expected in this type of building and it appears to be associated with movement of the building elements. Should there be further greater movement, always contact a structural engineer or a licensed builder.

The fine but visible cracks can be patched and painted over by an experienced painter or handyman at the clients discretion.





Finding 3.07

Building:	Out Building
Location:	Granny Flat, ensuite
Finding:	Elevated moisture present - granny flat ensuite shower
Information:	Elevated moisture was noted in a small area of the tiled wall surface of the granny flat ensuite shower.

This could possibly be due to deteriorated grout and silicone sealants and / or plumbing fittings and fixtures. The grouts and sealants can break down over time and become porous, allowing moisture to enter the wall sheet surface behind the tiles.

Plumbing, and shower fittings and fixtures, can be areas of water penetration if not installed correctly and sealed completely. Whenever a fitting is screwed / fitted to the tiled shower walls, the holes and fittings should be sealed with an appropriate sealant to prevent water from entering the wall cavity. This is a common fault.

Elevated moisture can attract timber pests and vermin, and produce conditions that promote timber pest attack, fungal growth and wood decay.

It is recommended that the moisture levels in these areas be monitored over time and the grout and silicone could be renewed to possibly eliminate any further moisture penetration.



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:	All Areas
Finding:	No termite management system detected
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common are a durable notice (to the inside of your meter box and / or the kitchen sink cupboard) observable physical barriers installed to building perimeter and in ground reticulation systems.

There were no indicators that a system or barrier is in place within the property or

building.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

It is recommended that a licensed pest controller be consulted and a system proposal sought.



Finding 6.02

Building: Main Building

Location: Carport, sauna
Finding: Bridging of timber pest barrier - suspected
Information: Bridging of timber pest barriers occurs when timber pests bridge (usually by building a mud tunnel) a termite barrier or inspection zone or where termites have a passage allowing them to bridge the barrier.

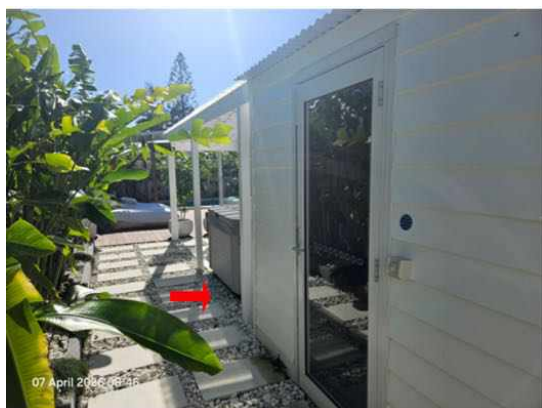
Generally this takes the form of finished ground levels external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

Shown in the photos are the weather boards in contact with the ground. The pest barrier system plan was not available for viewing on the day of inspection and; therefore the a system type, if used, was not able to be noted.

Where bridging has occurred full inspection is prevented and termites may enter a property in a concealed or undetectable manner.

It is recommend that the client consult with the builder and the pest controller to ascertain the type and installation of the system to ensure coverage.



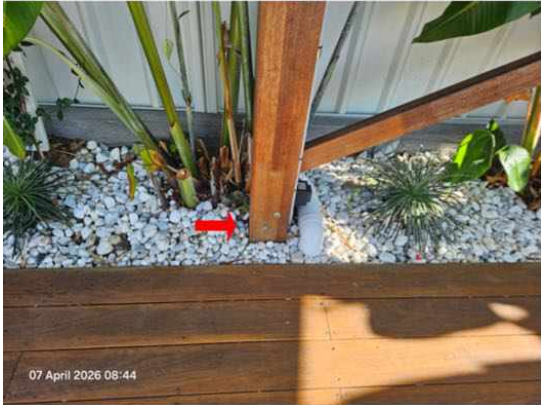


Finding 6.03

Building:	Main Building
Location:	Gazebo, pergola
Finding:	Timber contact with ground - posts
Information:	It was noted during inspection, that the timber post supports of the pool gazebo and the spa area pergola are in contact with the ground and do not have sufficient clearance to provide and adequate inspection zone.

These could be a possible entry point for timber pests.

The soil and debris should be cleared away from the base of all timber structural members to provide clear visible access to view the post bases. Alternatively, these areas would require regular inspections.



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

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

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

D5 Conclusion - Assessment of overall condition of property

- This home appears sound and in good condition when compared to other homes of a similar age and construction type, with a range of minor defects and maintenance items requiring attention.

The defects observed and noted are minor in nature relating to maintenance and repairs consistent with a home of this age and construction type.

The moisture readings in the shower recesses are limited to the lower courses of tiles, which can usually indicate grout and silicone degradation and / or fixture sealing.

There were also items pertaining to the pest management of the property, it would be advisable to attend to these in the short term.

Discussing the currency of any existing barrier with the agent or vendor is advised. Should no barrier be present, contact a licensed timber pest technician without a delay for a barrier proposal.

The areas of the building perimeter identified as possible, unprotected areas due to bridging of the physical barrier system should be considered as requiring the implementation of a timber pest system.

Contact the inspector of the day for a referral to a licensed pest controller.

Generally the home appears well built, has quality fixtures, fittings and finishes throughout and is in good condition.

Please note that any and all minor defects that are not rectified have the potential to become major defects over time. Attention to maintenance items and defects is advised. Should the intended purpose of the property be for rental purposes, diligence on the part of the property managers and property owners is prudent to the buildings continued integrity and a well maintained investment. Failure to do so may lead to ongoing defective items.

The report contains important information regarding the condition of the subject property. Please read the report thoroughly and in its entirety. Should there be any questions arising from the information contained herein, please contact the inspector named on this report for clarification and explanation.

Should a referral to trades and services be required, we may be able to assist with this. Please contact the inspector of the day.

For further information, advice and clarification please contact Phillip Harrison on: 0408 583 355

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Laundry
Finding: Ceiling access obstructed by services
Information: The ceiling space was not fully accessible due to the congested nature of the roof framing and services running through the diminishing trusses.

Normally accessing a roof space via diminishing truss roof framing can be challenging; however, when services such as air conditioning ducting are run near the available opening, it can make it unsafe or impractical to attempt to traffic the framing.

Only a visual inspection from the garage ceiling and the immediate area of the house ceiling space was possible. Should a full inspection be desired, an alternative ceiling access may have to be installed to provide unhindered access to the balance of the roof void.

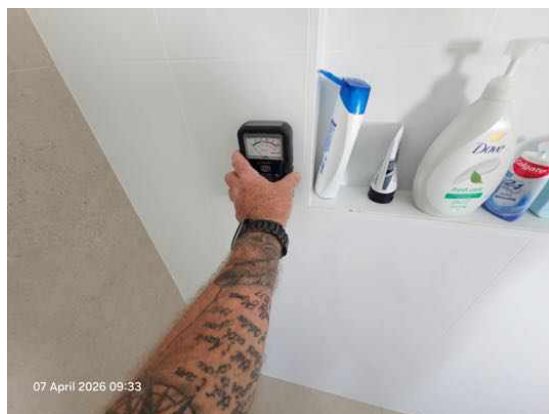
Please rebook an inspection if desired when access is clear. No issues were observed at the time of inspection.



Noted Item

Building: Main Building
Location: Ensuite - Master
Finding: No moisture detected in ensuite
Information: On the day of inspection the shower in the ensuite was measured for moisture using a "Tramex" moisture meter. During this inspection no moisture was detected in these areas and the tiled / sheeted surfaces appear to be in good order.





Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Smoke Detectors and Alarms. AS 3786:2014
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786: 2014 and state based legislation, which may also apply.

Legislation states the following:

All existing private homes, townhouses and units will require photoelectric interconnected smoke alarms. These must be either a hardwired (eg. 240v) or non-removable 10 year battery powered type alarm.

The legislation requires smoke alarms must be installed in the following locations:

on each storey

in each bedroom

in hallways that connect bedrooms and the rest of the dwelling

if there is no hallway, between the bedroom and other parts of the storey; and

if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

Exactly where should they be placed?

Where practicable smoke alarms must be placed on the ceiling.

Smoke alarms must not be placed within:

300mm of a corner of a ceiling and a wall

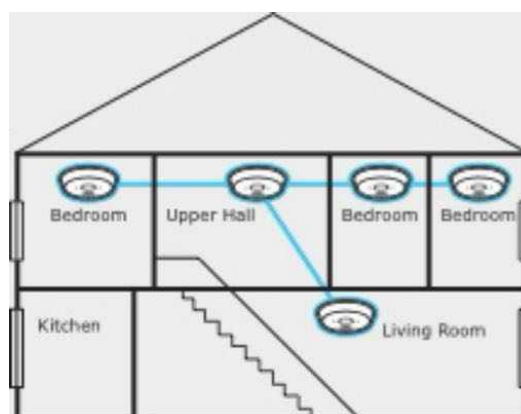
300mm of a light fitting

400mm of an air-conditioning vent

400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams.

Avoid installing smoke alarms in dead air space. This is an area in which trapped hot air will prevent smoke from reaching the alarm. The space generally occurs at the apex of cathedral ceilings, the corner junction of walls and ceiling, and between exposed floor joists.







Noted Item

Building: Main Building
 Location: All Areas
 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 prevent full inspections of the areas shown.







Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos for client reference
Information: Additional photos are provided for your general reference.









07 April 2026 08:48



07 April 2026 08:48



07 April 2026 08:48



07 April 2026 08:48



07 April 2026 08:48



07 April 2026 08:48

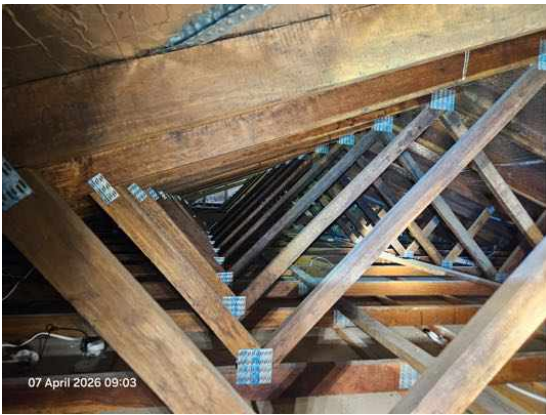


07 April 2026 08:49



07 April 2026 08:51







Noted Item

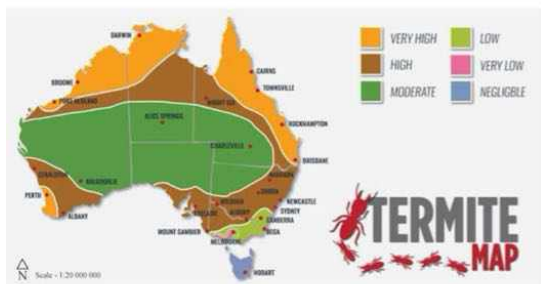
Building:	Main Building
Location:	Meter box, kitchen cupboard
Finding:	Durable pest inspection notice - not assessable
Information:	On the day of inspection it was noted that the durable timber pest inspection / treatment notice was missing, not visible or out of date. These notices / stickers are to verify the timber pest inspection dates, the inspector, the currency and type of timber pest system / barrier in place or being used in and around the property.

It cannot be determined if an annual inspection programme is in place. Discuss the properties system with the vendor / agent and obtain copies of relevant documents if available. A programme will be required for 12 months from this inspection.

Annual, or more regular, inspections are crucial in maintaining and managing the properties timber pest risk profile. By not having regular inspections of the property raises the properties risk of undetected defects and damage. Without regular inspection at intervals of not greater than annually the buildings risk profile will categorised as high. Properties with trees within 50m and with gardens close to the building are at greater risk and will have a high risk profile.

It is recommend that a licensed timber pest controller be contacted to assess the properties needs and provide costings for an annual inspection programme.

Review the attached map for Australia's termite zones and their risk profile.



The following items were noted as - Evidence of a previous termite management program

Noted Item

Building:	Out Building
Location:	Granny flat exterior
Finding:	Evidence of a previous termite management system was identified
Information:	There are a number of factors which indicate the presence of a previously installed or applied termite barrier. The most common is a durable notice (to the inside of your meter box, and at times in the kitchen cupboard) or observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier, date of installation, warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry. It is strongly advised to read and become familiar with the barrier systems requirements and maintenance. The implementation of a licensed timber pest controllers inspection

programme is strongly advised.

The building employs a physical barrier system to the perimeter and slab penetrations. In order for a barrier system to be effective, the property must have regular inspections at intervals of not greater than 12 months. Depending on the risk profile attributed to the property, these inspections may be recommended at lesser time periods.



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.