



Building and Timber Pest Inspection Report

Inspection Date: Tue, 27 Jan 2026

Property Address: 51 Flaxton Dr, Mapleton QLD 4560,
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: Tue, 27 Jan 2026

Modified Date: Wed, 28 Jan 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable): Not Applicable

Job Address: 51 Flaxton Dr, Mapleton QLD 4560, 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.

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 the condition documented in this report.

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is highly susceptible to timber pests. A current termite treatment is in place. Minimum 12 monthly inspections should be carried out.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Chipboard, Concrete, Slab - Monolithic or Slab on Ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Garage, Footpath, Fence - Post and Rail Construction, Driveway, Fence - Perforated Materials / Wire Mesh, Porch, Water Tanks
Other Timber Bldg Elements	Internal Joinery, Landscaping Timbers and Construction, Deck, Architraves, Porch / Patio, Skirting Boards, Doors, Door Frames, Stair Railing, Staircase
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Double
Walls	Hardi-plank, Timber Framed and Clad, Weatherboards
Weather	Overcast

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 Void - Part
- Slab Edge
- The Site
- Wall Exterior
- Posts
- 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.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- 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:

- Ceiling linings
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- Decking
- External concrete or paving
- External finished ground level
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Fixed ceilings
- Furniture
- No safe point from which to access roof exterior
- Roof framing - not trafficable
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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:	As shown
Finding:	Fall risk - retaining wall / bank
Information:	It was noted on the day of inspection that the rear retaining wall / bank adjacent to the rain water tank has an unrestricted fall risk. The wall is in excess of 1.0m high without a handrail or restrictive barrier.

In accordance with NCC 2022, Part 11.3 Barriers and Handrails, Section 11.3.3 Barriers to prevent falls; the following applies:

(1) A continuous barrier must be provided along the side of a trafficable surface, such as -

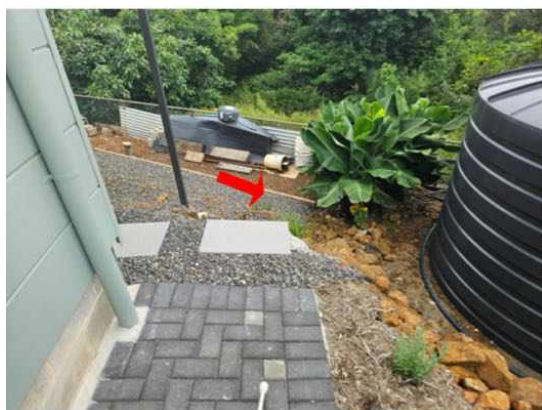
- a. a stairway, ramp or the like; and
- b. a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
- c. a roof top space or the like to which general access is provided; and
- d. any delineated path of access to a building,

Where it is possible to fall 1m or more measured from the level of the trafficable surface to the surface beneath (shown in figure 11.3.3a of the code).

(2) the requirements of (1) do not apply to-

- a. A retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (shown in figure 11.3.3b of the code).

It would be advisable to consider the installation of a fall restriction device or handrail for any portion over 1m in height.



Finding 1.02

Building:	Main Building
Location:	Bedroom 3
Finding:	Window barriers - for information only
Information:	It appears that the windows shown in the bedrooms are suspected of not complying with current provisions of the Building Code of Australia (BCA), the National Construction Code (NCC), Part 3.9,2; Barriers and Handrails or the Australian Standards.

Effective from 1 May 2013, openable windows in bedrooms of all Class 1, 2 and 3 buildings, and Class 4 parts of buildings and all childcare centres where bedrooms within buildings two stories or more, and bedrooms within single story buildings on steep sloping blocks where the fall from floor to ground is greater than 2m and where openings are less than 1700mm above the floor, will:

1. Require a screen; or
2. The opening must be restricted.

Current code states:

according to the QBCC Guide to Standard and Tolerances - 2023, Part 9.9 Window Barriers:

Windows to be protected Windows are defective if they do not comply with provision 3.9.2.6 of Volume 2 of the BCA that requires that a window opening must have protection if the floor below the window in a bedroom is 2m or more above the ground surface beneath.

Windows that are located 1.7m above the floor level are not required to be protected. Refer to Figure 9.9 in this Guide.

Type of protection Windows requiring protection are defective if they are not fitted with a device to restrict the window opening or a screen, with secure fittings. The device or screen, where required, is defective if it permits a 125mm sphere to pass through the window or screen or is unable to resist an outward horizontal action of 250 N.

In cases where the screen or device can be removed, unlocked or over ridden, the installations are defective if they are not fitted with a child resistant release mechanism. Barrier In addition to window protection, windows are defective if a barrier is also not installed below the window whenever a child resistant release mechanism is required to be installed in a bedroom; or for all openable windows, in any room, that has a floor level located 4m or more above the ground surface beneath, if the window is not protected. The barrier is defective if it permits a 125mm sphere to pass through it or if it has any horizontal or near horizontal elements between 150mm and 760mm above the floor that can facilitate climbing.



Major Defect

Finding 2.01

Building:	Main Building
Location:	All areas viewed
Finding:	Roof truss repairs
Information:	On the day of inspection it was noted that repair works had been carried out on the roof trusses above the upper floor rooms above the garage. The majority of trusses in this section of the structure appear to have been cut in various positions. The reason

for this is not determined. Repairs have been carried out.

Certification for this work was not available. It is recommended that the client obtain an engineers or the manufacturers certification the repairs. Given the volume of damaged trusses, if the repairs are not in accordance the correct standards, there is a risk of failure is undue stress is placed on the roof structure. The certifiers certificates were made available for reading; however, there is no mention of this damage, the repairs or certification for the repairs. The original engineering frame design certification is dated 17/11/21, and the frame inspection was carried out on 30/9/22. It is assumed that the damage occurred after these dates.

The remaining section of roof could not be inspected on the day due to the restrictive nature of the framing.

The client is encouraged to seek a copy of the certification for this repair. This will be required to comply with manufacturers warranty conditions.









Minor Defect

Finding 3.01

Building:	Main Building
Location:	As shown
Finding:	Miscellaneous minor defects
Information:	Below are listed the miscellaneous minor defects identified on the day of inspection.

1. Skirting tile to laundry door edge missing.
2. Ground floor bathroom, skirting tile under vanity is not sealed.
3. Upper floor bathroom, unsealed holes in the back of vanity cupboard, waste pipe under vanity not sealed to tiles.

These minor defects should be attended to in the short term to prevent further deterioration.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

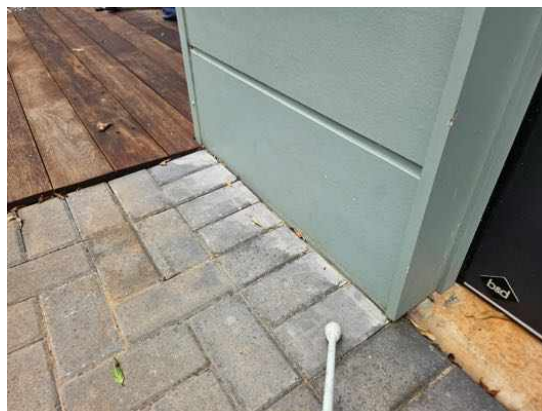
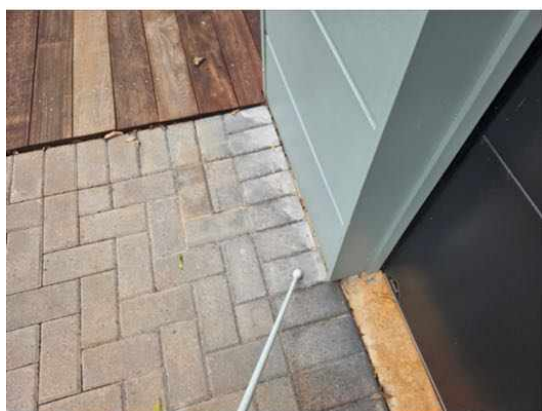
Finding 6.01

Building:	Main Building
Location:	As shown
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 joinery and obstructions covering the slab edge, external paving or concrete being retrospectively installed above the damp course level the adjacent internal floor level or weep and ventilation holes.

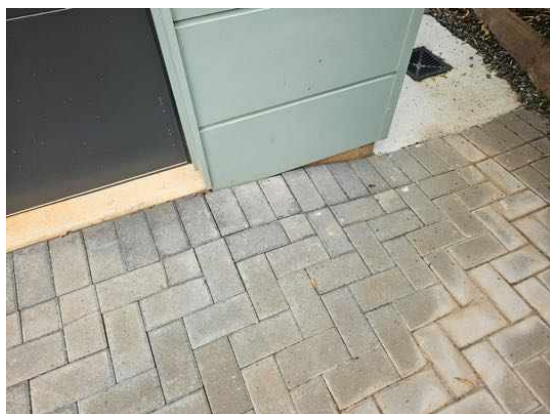
Shown in the photos is areas of paving, a base of wall cover strip, exposed damp course plastic, and the front deck covering the base of the bottom weatherboard. This type of physical barrier requires clearance beneath the barrier line.

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 a licensed timber pest controller to ascertain the ideal rectification to satisfy the barriers requirements.





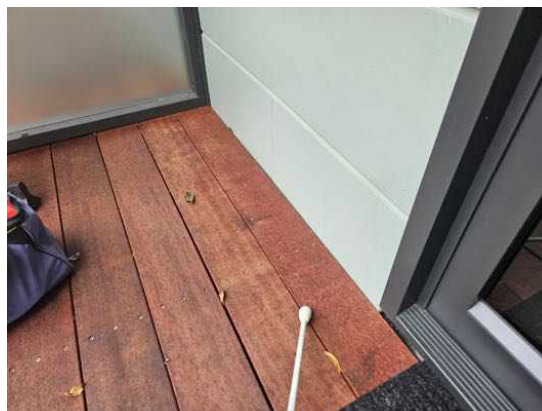


Finding 6.02

Building:	Main Building
Location:	Front entry
Finding:	Deck against house - inspection zone
Information:	The deck as inspected on the day, is built against the house perimeter and above the barrier line. An inspection zone between decking and the house exterior is required to maintain visual inspection area, gap of greater than 25mm between structures and the slab edge of the home 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 should not be concealed by anything that may prevent inspection of the area, including render, landscaping, soil, turf, paving, concrete, cladding or other structures.

Where the slab edge cannot be properly inspected, there is a high risk of termite attack. It is usually recommended that termite or timber pest inspections be carried out every 6-12 months to aid protection of the property against infestation.



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

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

D5 Conclusion - Assessment of overall condition of property

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

The roof truss condition is noted as a major defect, obtaining certification for the repairs should be made a priority.

There were also items pertaining to the pest management of the property, it would be advisable to attend to these in the short term. Consulting with a licensed pest controller regarding the areas of the perimeter that were not fully protected on the day is recommended.

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.

Generally the home appears well built, 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.

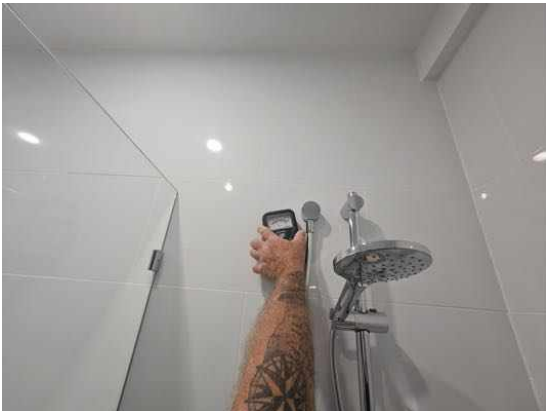
For further information, advice and clarification please contact Phillip Harrison on: 0408 583 355

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Bathrooms
Finding: No moisture detected in bathrooms
Information: On the day of inspection the showers in the bathroom/s are measure 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

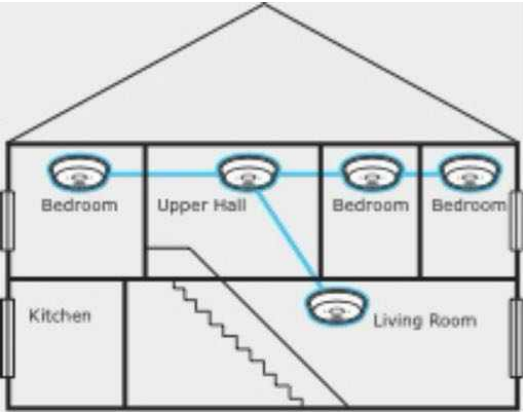
400mm of an air-conditioning vent

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.







Noted Item

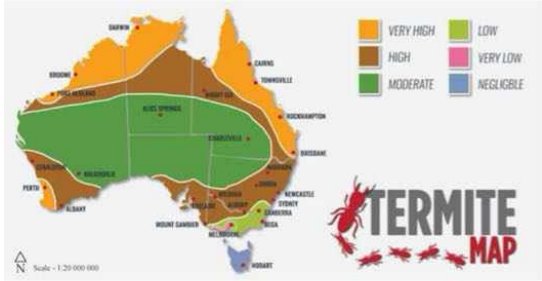
Building: Main Building
 Location: Meter box, kitchen cupboard
 Finding: Durable pest inspection notice - not assessable
 Information: On the day of inspection it was noted that the durable timber pest inspection / treatment notice was missing, not visible or out of date. These notices / stickers are 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:	Main Building
Location:	All External Areas
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 "Termseal" physical barrier system to the perimeter and slab penetrations. Durable notices were not available for viewing on the day in either meter box or kitchen cupboard. The agent on the day supplied a copy of the installation notice for reading.

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.