



Building and Timber Pest Inspection Report VR

Inspection Date: Tue, 28 Apr 2026

Property Address: 17 Benyon St, Wavell Heights QLD 4012,
Australia

Jim's Building Inspections is pleased to advise that a Building & Pest Inspection Report for the above property is now available. Vendor reports are provided by the vendor for reference only until such time as the potential purchaser purchases their own copy of this report. A purchased copy of the report will entitle you to engage the inspector with any questions you may have in regards to the report and insurances. The price of this report is available online. Should you wish to purchase this report please go online to www.jimsbuildinginspections.com.au click on BUY REPORT and type in the address of the property.



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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.

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Original Inspection Date Tue, 28 Apr 2026

Modified Date Wed, 29 Apr 2026

The Parties

Name of the Client: The Vendor

Name of the Principal(If Applicable):

Job Address: 17 Benyon St, Wavell Heights QLD 4012, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in 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 termite treatment is required.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Concrete, Concrete Stumps, Piers - Steel, Suspended Timber Frame
Furnished	Furnished
Occupied	Occupied
No. of bedrooms	3
Orientation	North
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Fence - Perforated Materials / Wire Mesh, Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Veranda Posts, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed
Storeys	Single
Walls	Timber Framed and Clad, Weatherboards
Weather	Raining

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.

- Exterior
- Fencing
- Gardens
- Interior
- Outbuildings
- Posts
- 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:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Outside of the fencing.
- Roof Exterior - Part
- Site - Part.
- Subfloor - Part.

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry

- Fixed ceilings
- Floor coverings
- Furniture
- Inclement weather conditions prevented inspection of roof exterior
- Insulation
- No safe point from which to access roof exterior
- Stored items
- Unsafe to Access Roof - No Fall Protection System
- 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

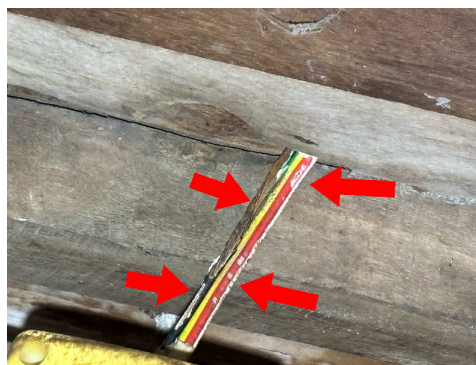
Location: Subfloor

Finding: Subfloor - damaged electrical cable

Information: At the time of the inspection, it was noted that an electrical cable under the kitchen in the subfloor area has been damaged. The cables appear to have been chewed and as a result the active/live wire has been exposed.

This presents a safety hazard.

A licensed electrician must be engaged to replace the damaged wire. This must be done immediately.



Major Defect

Finding 2.01

Building: Main Building

Location: Subfloor

Finding: Concrete Stumps - Spalling

Information:

At the time of the inspection, it was noted that the majority of the concrete stumps to the subfloor structure were found to be affected by spalling, indicating that their structural integrity has been affected.

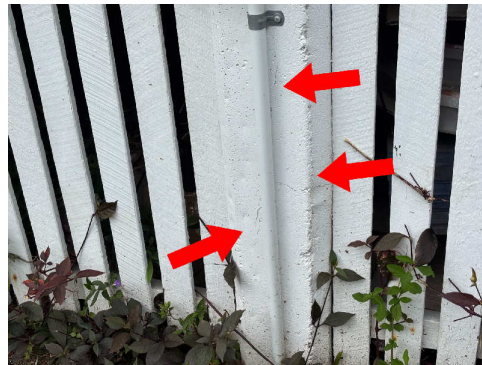
Spalling refers to concrete deterioration and threatens the building's supportive structure.

The cause of spalling can range from inferior quality concrete, improper concrete curing, chemical reactions to alkaline in the soil, or corrosion of steel reinforcement within the concrete, which is commonly known as concrete cancer.

The stumps are failing in their structural purpose, likely leading to a range of major and minor defects. Further damage to the stumps and structure may be imminent if left unattended.

An appointment with a registered builder specialising in re-stumping is required immediately to assess the condition of the concrete stumps and provide advice on remedial works. This defect should not be left unmanaged.











Minor Defect

Finding 3.01

Building: Main Building

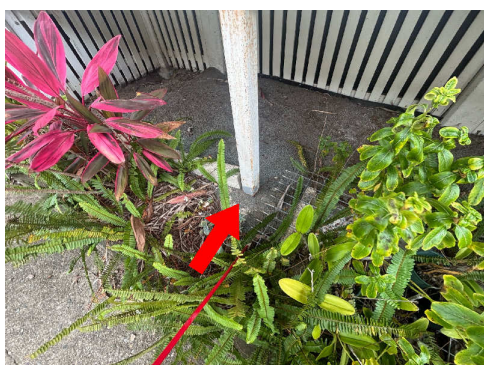
Location: Subfloor

Finding: Entry deck - evidence of rust

Information: At the time of the inspection, it was noted that there was evidence of rusting to the steel posts supporting the entry deck. The front post has rusted to the extent of splitting the concrete at the base. The back post appears to have surface rust.

These steel posts need to be replaced. This has been noted as a minor defect due to the ease of access for replacement. If left on-addressed, this will become a major defect.

A licensed builder specialising in house re-stumping must be engaged to replace these two steel posts. This should be done as a matter of urgency.



Finding 3.02

Building: Main Building

Location: Right hand side

Finding: Gutters - rusting

Information: At the time of the inspection, it was noted that the gutter on the right hand side of the dwelling has rusted as such leaking in numerous areas. Gutters need to be in good working order to drain the roof properly.

If gutters are leaking , moisture may get to areas of the building that are meant to be keep dry. Damage to building elements may result of moisture ingress.

A licensed roof plumber should be appointed to inspect the gutters and advise on necessary rectification works. This should be done as a matter of urgency.



Finding 3.03

Building: Main Building

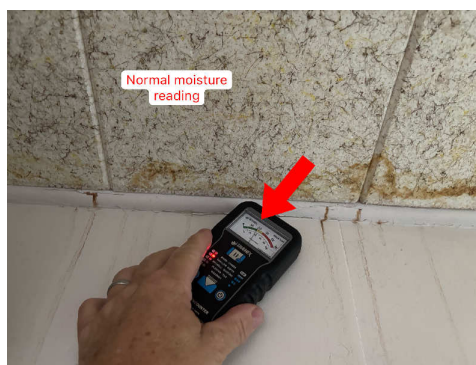
Location: Laundry/toilet area

Finding: Laundry/toilet area

Information: At the time of the inspection, it was noted that there was evidence of moisture ingress in the laundry/toilet area. The moisture readings taken during the inspection, indicate that this is from an inactive leak. This may have occurred prior to the metal roof covering being replaced.

The client should monitor these areas for any change in appearance. A building maintenance professional or painting contractor could be engaged to repair the affected areas.

This can be done at the clients discretion.





Finding 3.04

Building: Main Building

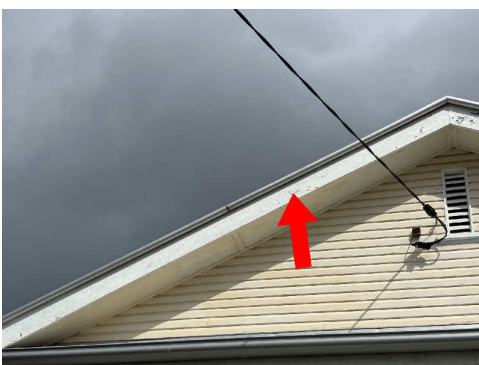
Location: All External Areas

Finding: Exterior - paint peeling

Information: At the time of the inspection, it was noted that the paint to sections of the exterior of the dwelling, carport and garage was peeling.

Peeling paint can be caused by moisture, poor preparation or age.

A painter or building maintenance professional could be engaged to rectify these issues. This can be done at the clients discretion.



Finding 3.05

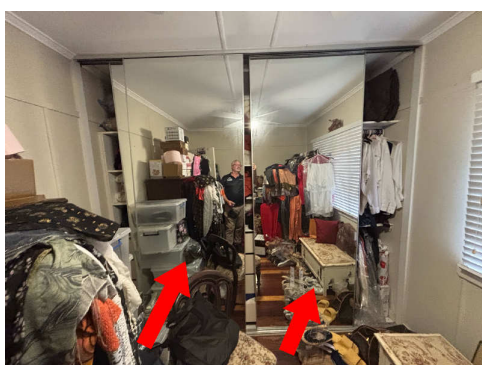
Building: Main Building

Location: Bedroom 3

Finding: Bedroom 3 - wardrobe doors
 Information: At the time of the inspection, it was noted that the mirrored wardrobe doors in bedroom 3 were not able to be used as they are off their tracks.

This may be due to an issue with the rollers.

A building maintenance professional should be engaged to replace any affected rollers and place the wardrobe doors back on their tracks. This should be done as a short term priority.



Finding 3.06

Building: Main Building

Location: Bedroom 3

Finding: Toilet roll holder - incomplete

Information: At the time of the inspection, it was noted that the toilet roll holder in the bathroom was incomplete. The main part of the toilet roll holder was on the floor. This may be due to general wear and tear.

A building maintenance professional could be engaged to replace the parts or install a new toilet roll holder. This can be done at the clients discretion.



Live Timber Pest Activity

No evidence was found

Timber Pest Damage

Finding 5.01

Building: Main Building

Location: Subfloor

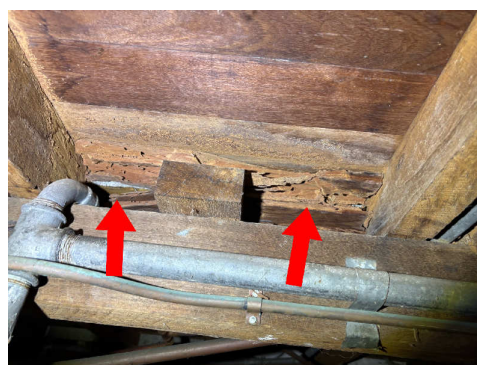
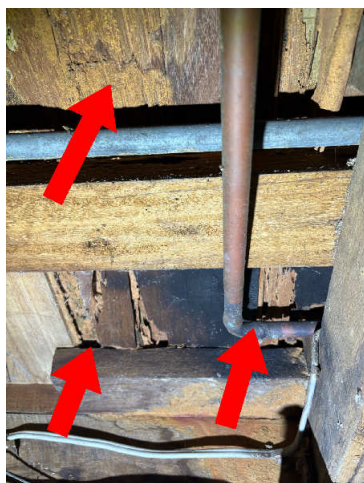
Finding: Evidence of termite damage

Information: At the time of the inspection, it was noted that there was termite damage to timber floorboards under the stove in the kitchen. No active termites were found in this area during the inspection.

It is strongly recommended that a chemical termite treatment system be installed to protect the dwelling.

It is advised that the area be visually inspected frequently to ensure that the condition of affected building materials does not worsen.

A building contractor may be appointed to provide a further invasive inspection if further damage is evident.



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building: Main Building

Location: Meter Box

Finding: Termite Management System - no evidence of a current chemical installation

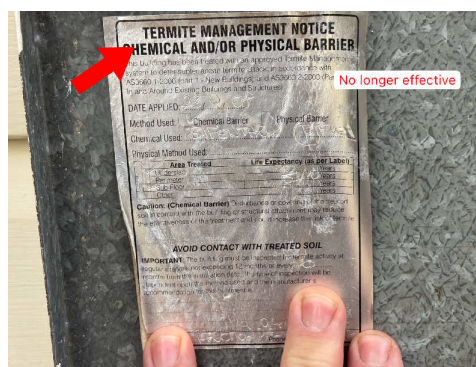
Information: At the time of the inspection, no evidence of a current chemical termite management system was found. There is a durable notice in the meter box showing a chemical treatment was carried out on the 23/09/2008 with an expected lifespan of 10 years for the underslab and perimeter and 5 years for the subfloor area. This treatment will no longer be effective. It is stated on the durable notice that termite inspections must be carried out every 6 months.

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 to indicate current termite barriers.

At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Finding 6.02

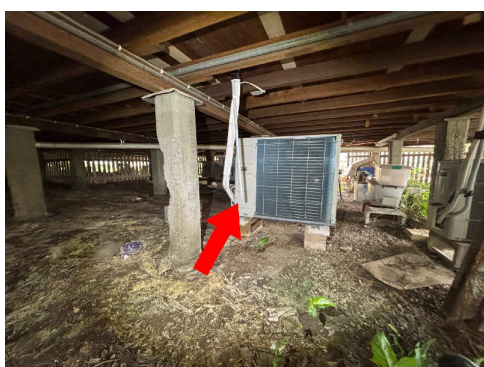
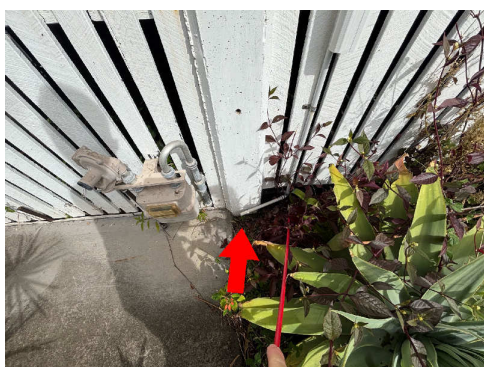
Building:	Main Building
Location:	All External Areas
Finding:	Air conditioner - Disconnected overflows

Information: At the time of the inspection, it was noted that the air conditioner drain overflows to all the units were not connected to the storm water drainage and as a result are draining next to the foundations of the dwelling.

Air conditioning overflows that are not connected to the storm water drainage and are draining near the foundation can create excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Finding 6.03

Building: Main Building

Location: All External Areas

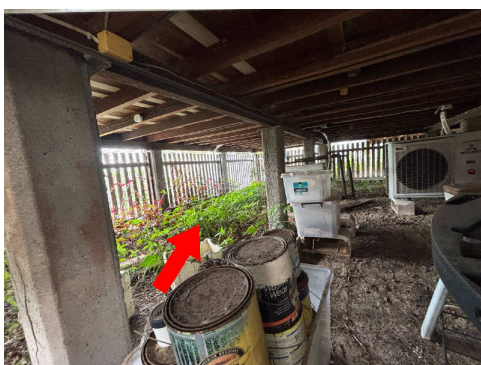
Finding: Vegetation touching the building

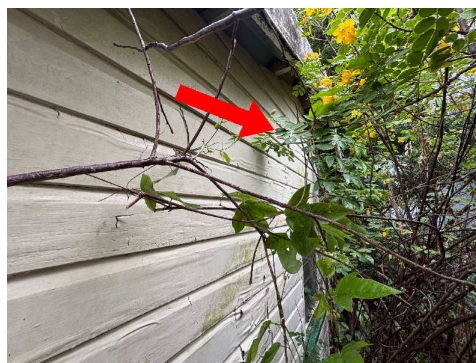
Information: At the time of the inspection, it was noted that there was vegetation touching the building and garage in several locations.

This creates a potential access point for termites to enter the building undetected. The vegetation hinders visual termite inspections. This is a conducive condition for termite activity.

The client is to ensure that the vegetation is trimmed back to prevent undetected termite entry to the building. This should be done as a matter of urgency.







Evidence of fungal decay activity and/or damage

Finding 7.01

Building: Main Building

Location: All External Areas

Finding: Wood rot

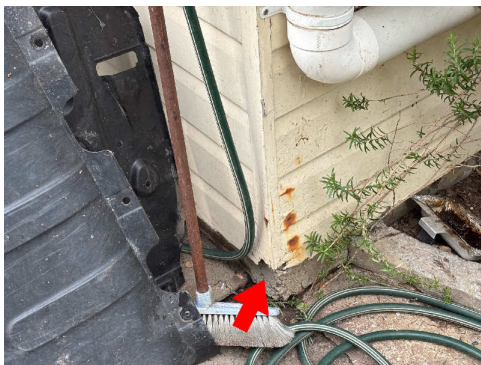
Information: At the time of the inspection, it was noted that there were examples of wood rot to timber building elements found around the dwelling. Examples were found to weather boards on the garage and dwelling. The bottom of the garage door. Mouldings and fascia near the entry area. This may be due to the age of the timber building elements and general weathering.

This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.



Evidence of wood borer activity and/or damage

No evidence was found

Evidence of a previous termite management program

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

- Licensed Electrician
- 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.

D5 Conclusion - Assessment of overall condition of property

Compared to dwellings of a similar age, the visual appraisal, and a limited assessment of the serviceability of the timber weatherboard clad building, at the time of the inspection, was in a good condition. All significant items have been noted in the body of this report, and will require addressing.

Evidence of termite damage was found to the timber floorboards under the stove in the kitchen. No active termites were found in this area during the inspection.

Spalling was noted to concrete stumps in the subfloor area. A house re-stumping specialist should be engaged to assess the concrete stumps and determine which of the affected concrete stumps require replacement.

The steel posts under the front deck are rusting and require replacement.

Evidence of a termite treatment system was found during the inspection. A durable notice was found in the meter box. A chemical termite treatment system was installed on the 23/09/2008. This had an expected lifespan of 10 years for the underslab and perimeter and 5 years for the subfloor. The durable notice states that termite inspections be carried out every 6 months.

This treatment will no longer be effective. A termite and timber pest technician should be engaged to install a chemical termite treatment system to suit this style of building. This should be done as a matter of urgency.

A physical termite barrier in the form of metal ant caps to the top of the concrete stumps was installed during construction. Metal ant caps are designed to expose concealed termite activity.

A physical termite barrier does not stop or eliminate termites. A physical termite barrier is designed to expose concealed termite activity which will be found during a visual inspection.

Annual termite inspections must be carried out in partnership with a termite treatment system, physical or chemical, as no termite treatment system can be expected to be 100% effective. A termite treatment system and annual termite inspections, are important parts of an ongoing termite management plan.

Due to the conducive conditions for termite activity, as per AS3660 and as referenced in section D4 - Further Inspections, a termite and timber pest technician must be engaged to carry out annual termite

inspections as part of an ongoing termite management plan.

The termite and timber pest technician will advise if the frequency of the inspections should be increased once they have assessed the property. Termite inspections do not stop termites, however the damage they can cause may be lessened if caught early. Termite activity is generally concealed.

Some minor defects were noted. Maintenance items needing attention may be performed at the clients discretion. Work should not be neglected as further deterioration may occur.

For further information, advice and clarification please contact Gordon Duncan on 0478 121 200

The following items were noted as -For your information

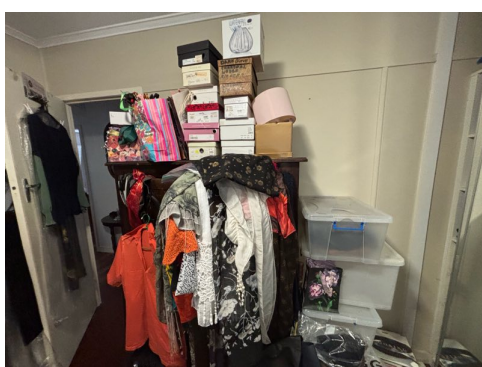
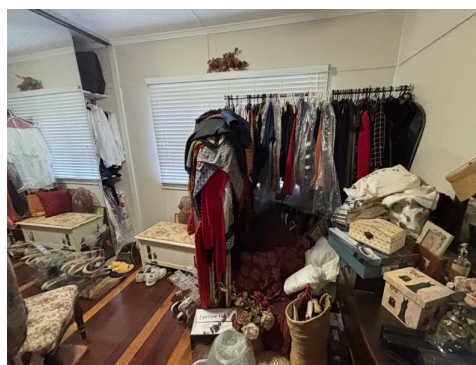
Noted Item

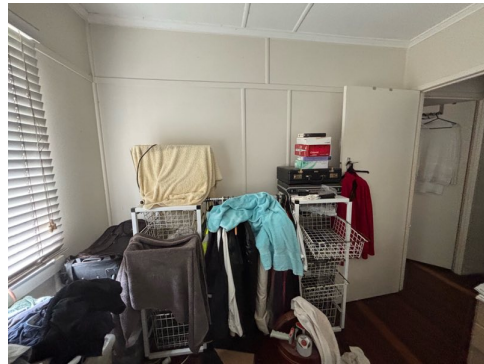
Building: Main Building

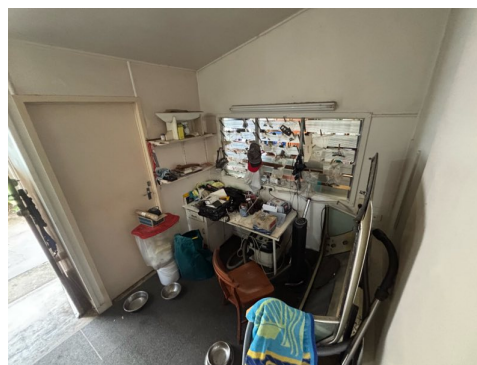
Location: All Internal Areas

Finding: Obstructions and Limitations - Internal areas

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the internal areas 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.







Noted Item

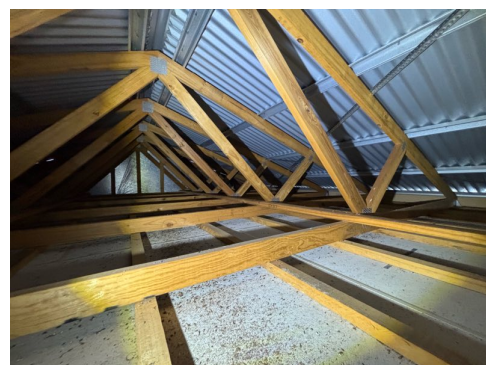
Building: Main Building

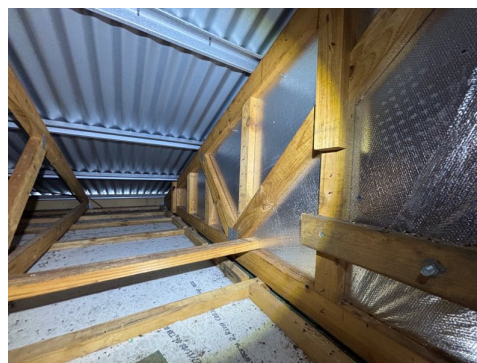
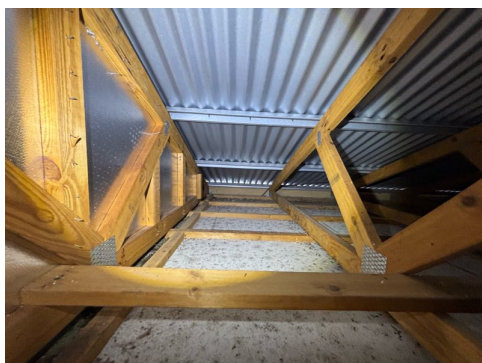
Location: Roof Void

Finding: Obstructions and Limitations - Roof cavity

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the roof cavity 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.







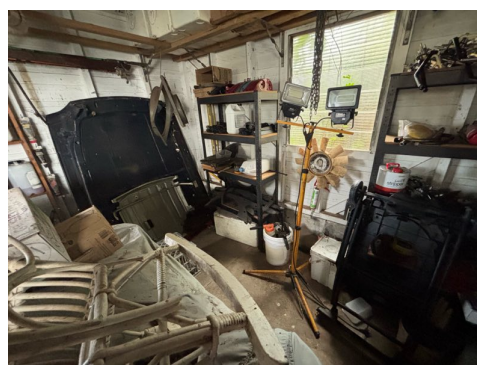
Noted Item

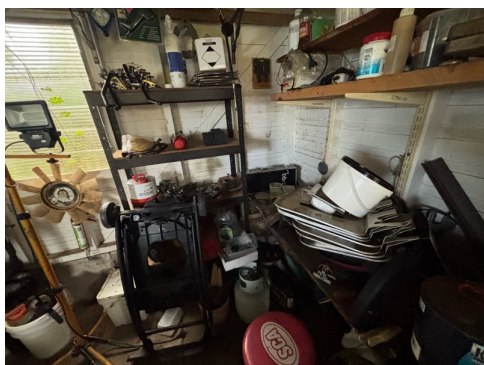
Building: Main Building

Location: Garage

Finding: Obstructions and Limitations - External areas

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the external areas 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.





Noted Item

Building: Main Building

Location: Subfloor

Finding: Obstructions and Limitations - Sub floor cavity

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property of the sub floor cavity at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Definitions to help you better understand this report

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

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

Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

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

NO CERTIFICATION

a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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