



**BRISBANE BUILDING
& PEST INSPECTIONS**

Pre Purchase Building and Timber Pest Report

Inspection Date: 19 Jun 2026

Property Address: 22 Gawain Road Bracken Ridge 4017



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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.

Inspection Details

Property Address: 22 Gawain Road Bracken Ridge 4017

Date: 19 Jun 2026

Client

Name: Sukh Singh

Principal Name: Sukh

Email Address: ssbhullar9@gmail.com

Phone Number: 0402710947

Consultant

Name: Chris Beaven

Email Address: admin@bbpi.com.au

Licence / Registration Number: 15109373

Company Name: Brisbane Building And Pest Inspections

Company Address: 5 Swallotail Place Kallangur QLD 4503

Company Phone Number: 0410613384

General description of property

Building Type:	Detached house
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Storeys:	Highset
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Building age (approx):	61 Years
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Smoke detectors:	Smoke detectors required to meet Australian legislation requirements. IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
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Siting of the building:	Towards the front of a medium block
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Gradient:	The land is gently sloping
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Site drainage:	The site appears to be adequately drained
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Access:	Reasonable pedestrian and vehicular access
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Main utility services:	Electricity, Sewerage, Mains water
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Occupancy status:	Occupied
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Furnished:	Fully furnished
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Strata or company title properties:	No
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Orientation of the property:	The facade of the building faces north Note. For the purpose of this report the façade of the building contains the main entrance door.
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Weather conditions:	Dry
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Primary method of construction

Main building – floor construction:	Slab floor (infill), Suspended timber framed, Brick piers, Floorboards, Timber staircase, External timber stairs, Patio, Concrete piers, Steel posts
Main building – wall construction:	Timber framed, Internal gypsum plasterboard, External weatherboards, External cladding, Concrete block, External render finish, Fibre-cement sheeting, Internal masonry
Main building – roof construction:	Timber framed, Ceiling gypsum plasterboard , Solar panels, Pitched roof, Finished with sheet metal roofing, Solar Hotwater , Versilux ceiling sheet, James Hardie product, Insulation batts with vapour barrier
Other timber building elements:	Architraves, Doors, Skirting, Timber decking
Other building elements:	Garage, Patio covered area, Pool, Rear Covered Area, Shed, Balcony, Green house
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accommodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	1	0	1	0	0	1	0	1	
First	1	3	1	1	1	0	0	1	
Totals	2	3	2	1	1	1	0	2	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	0	0	0
Detached	0	2	0
Totals	0	2	0

Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Sent

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof space
- Subfloor space
- Outbuildings
- The site
- Garage
- Retaining wall

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of

inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Packing boxes
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Block work
- Built up areas abutting the building
- Cladding
- Decking
- Earth abutting the building
- Landscaping abutting the building
- Paved areas abutting the building
- Stairways
- Sarking
- Thermal insulation
- Roof void access

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Ceiling cavity
- Exterior roof surface on second storey
- Locked sheds or outbuildings
- Wall interiors due to obstructions
- Areas of roof void due to access limitations

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard	Found
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Evidence of Major Defect	Found
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Evidence of Minor Defect	Found
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Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Electrician
- Plumber
- Asbestor inspector

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Serious Safety Hazard

Serious Safety Hazard 1.01

Location: Bedroom two and three

Finding: Window limiters

If the lowest part of window opening is less than 1700mm from floor level and 2metres above ground from the sill. If it is reasonable for a person to access the opening ie double bunks and a gap a 125 sphere can push through a window limiter is required.

A simple fly screen is not sufficient. Recommend installing window limiters to prevent potential falls from height.

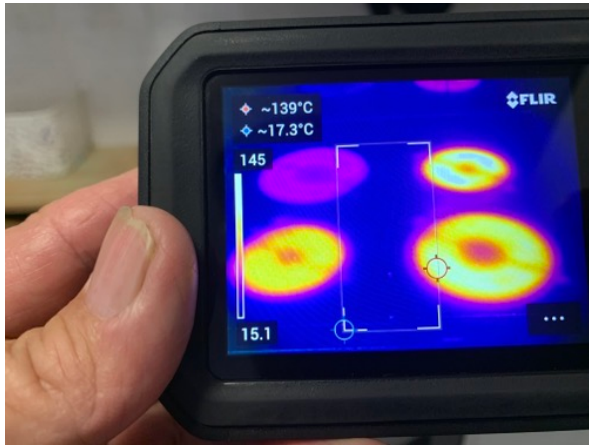


Serious Safety Hazard 1.02

Location: Kitchen

Finding: Oven

In the kitchen, there is a critical safety issue concerning the stovetop and oven. The thermal image indicates that the rear left burner does not function correctly, potentially leading to uneven heating or non-responsive temperature control, which poses a risk of fire or injury. Additionally, the dials located at the front of the stovetop and above the oven require immediate adjustment and repair. These controls are crucial for the precise management of cooking temperatures and must comply with the necessary safety standards. It is strongly recommended that the faulty components be assessed and repaired by a licensed and practicing appliance electrician. The necessary adjustments should align with the applicable safety standards, ensuring all repairs adhere to AS/NZS 60335 standards, which govern the safety of household electrical appliances. Failure to address these issues promptly could compromise safety, operational efficiency, and compliance with regulatory standards.



Major Defect

Major Defect 2.01

Location: Ground Floor

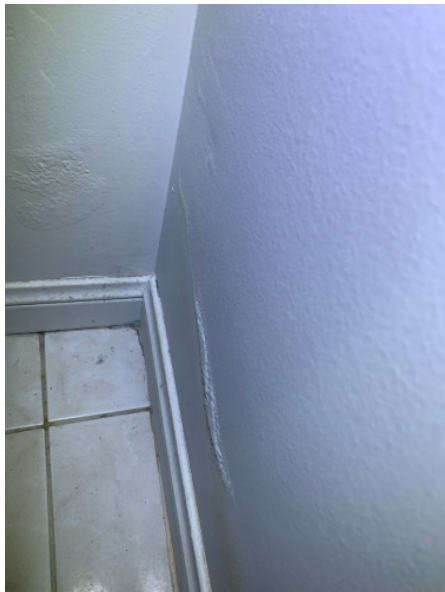
Finding: Plasterboard wall and ceiling behind bar

Upon inspection of the designated area behind the bar on the ground floor, several defects indicating significant water damage and ongoing moisture issues have been identified. The plaster walls exhibit signs of paint bubbling, which can be symptomatic of underlying water infiltration, although no mold is currently visible. Further deterioration is evidenced by water tracks along the walls and a noticeable sag in the ceiling structure, which necessitates a comprehensive plumbing inspection to ascertain potential leakage sources. This deficiency is further apparent in the timber framework, particularly on the upper floor level above this area, displaying clear water stains and swelling consistent with prolonged exposure to moisture.

The shelving unit situated within the affected area also shows signs of severe water damage. The particle board material of the shelves exhibits staining and expansion, indicative of recurring exposure to moisture, which is coupled with evident swelling. Such impairments suggest that the water damage is not a one-time occurrence but rather an ongoing issue requiring immediate attention.

In alignment with [mention any relevant national standards, e.g., AS 4349.1], it is recommended to conduct a thorough plumbing inspection. This should include removing a portion of the ceiling sheet to facilitate a detailed examination of the waterproofing and any waste pipes servicing bathrooms or kitchens located above the affected region. For remedial action, any detected leaks should be rectified promptly, and the damaged building materials should be replaced to prevent future structural degradation and potential health hazards associated with prolonged moisture exposure.







Major Defect 2.02

Location: Living area

Finding: Air conditioning system - Maintenance

During the inspection, it was observed that there is evidence of dust and mould present within the air conditioning system. This is a potential defect that requires attention and maintenance. The accumulation of dust and mould in the air conditioning system can lead to poor indoor air quality and may pose health risks to occupants, particularly those with respiratory conditions or allergies.

It is recommended that the air conditioning system be thoroughly cleaned and maintained by a qualified professional to ensure optimal performance and to mitigate any potential health hazards associated with the presence of dust and mould.



Major Defect 2.03

Location: All areas

Finding: Solar Hotwater

Upon evaluation of the property's solar hot water system, it has been observed that the solar battery is not charging efficiently, resulting in a significant inadequacy in hot water supply throughout the residence. This deficiency severely limits the household's ability to perform routine tasks such as laundering, bathing, and dishwashing. The impact is particularly acute given the presence of two young children, who are constrained to lukewarm baths, while adults forego proper bathing due to the insufficient availability of hot water. Furthermore, daily dishwashing practices have been compromised, necessitating the use of boiled water from a kettle to supplement the deficient hot water supply.

The situation necessitates immediate remedial action to restore functionality and ensure compliance with applicable standards. It is recommended to engage a qualified Solar Hot Water Technician to conduct a comprehensive assessment and repair of the solar battery system. Additionally, the installation of a separate electric hot water system may be required to provide a reliable backup and ensure an uninterrupted supply of hot water across all household operations.

For electrical components associated with the solar system, it is paramount to consult a licensed and practising Electrician to address any potential defects and ensure compliance with the relevant Australian Standards, including AS/NZS 3000:2018, which outlines wiring rules, and AS/NZS 5033:2014 concerning installation and safety requirements for photovoltaic (PV) arrays.

Prompt attention to these issues will not only restore the essential hot water functions but will also enhance the overall sustainability and energy efficiency of the dwelling. It is

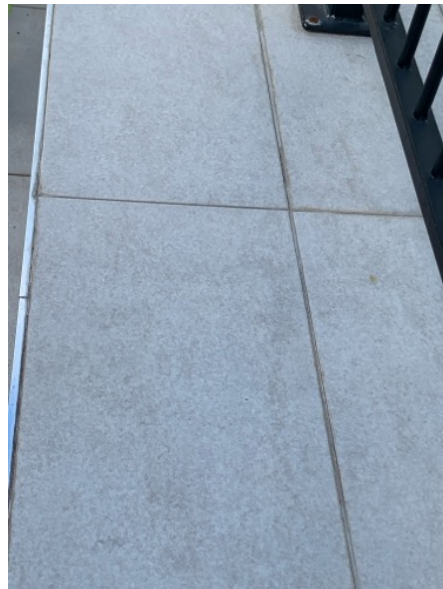
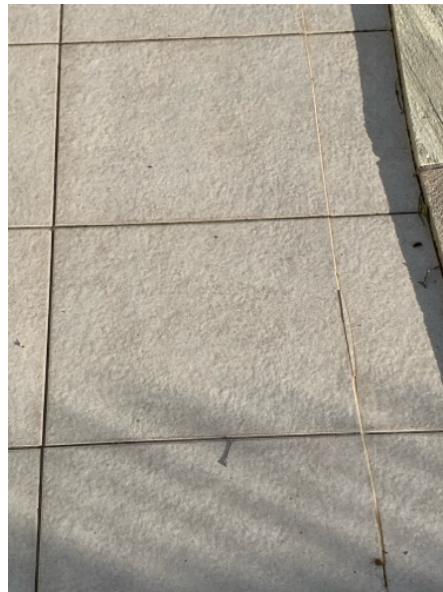
Minor Defect

Minor Defect 3.01

Location: Rear Of The Property

Finding: Tiling

Upon inspection of the rear of the property, a notable defect has been identified in the form of numerous drummy tiles located in the covered patio area and around the side of the pool. This condition typically arises from suboptimal installation practices, specifically inadequate adhesive application. The lack of sufficient adhesive coverage not only compromises the structural integrity of the tiling but also poses potential safety hazards. In accordance with the relevant standards, particularly AS 3958.1-2007 Ceramic Tiles – Guide to the Installation of Ceramic Tiles, it is advisable that the affected areas be promptly addressed. Remedial action should include the careful removal and re-installation of the affected tiles, ensuring full adhesive coverage to prevent future occurrences. A qualified tiling professional should be engaged to undertake this task, ensuring adherence to the aforementioned standards and guaranteeing the longevity and safety of the tilework.



Minor Defect 3.02

Location: Front Stairs

Finding: Gate

The gate located at the front stairs is experiencing binding on the frame, resulting in operational difficulty. Adjustment is necessary to enhance its function and ensure smooth access. It is recommended to realign or adjust the hinges and latch mechanism to rectify the binding issue, adhering to AS 1926.1 standards. This remedial action will restore proper operation and maintain compliance with relevant safety regulations.



Minor Defect 3.03

Location: Ground Floor

Finding: Plunger plug - Degraded

During the assessment of the property, it was observed that the plunger plug in the bathroom basin exhibited a defect of sticking. The plunger plug, when pressed down to close the drain, did not smoothly return to its original position upon release. Instead, it remained partially or fully depressed, impeding the proper drainage of water from the basin. This defect may result in inconvenience and potential water overflow if not promptly addressed. It is recommended that a qualified plumber be engaged to rectify this issue and ensure the proper functioning of the plunger plug in the bathroom basin.



Minor Defect 3.04

Location: All Internal Areas

Finding: Paint finish - Incomplete. Top and bottom of doors require painting.

The door located internally and exhibits a defect concerning its finishing, compromising the quality and long-term durability expected. The surfaces, particularly the top and bottom edges, have not been adequately treated, lacking the necessary priming and painting required for proper sealing. This oversight fails to safeguard the door against moisture absorption, potentially leading to issues such as warping or delamination over time. To rectify this defect, it is recommended that the door be properly primed if not pre-primed, followed by an application of an undercoat and two coats of paint on all six sides, ensuring uniform color and finish throughout. This action is aligned with the relevant standards, including AS 2311: The Painting of Buildings, which mandates complete sealing to maintain structural integrity and uphold the manufacturer's warranty. Prompt rectification is advisable to prevent potential damage and maintain compliance with standard construction practices.



Minor Defect 3.05

Location: Kitchen

Finding: Kitchen cupboard doors

The doors are not aligned correctly and do not shut adequately, Adjustments are required to the doors.



Minor Defect 3.06

Location: Stairwell

Finding: Lighting

During the inspection of the stairwell, it was observed that the light globe had been removed due to a strobe effect occurring when the light was activated. This phenomenon may indicate potential issues with the light fixture or wiring, necessitating professional evaluation. To ensure safety and compliance with electrical standards, it is strongly recommended that a licensed and practicing electrician be engaged to inspect the wiring and repair or replace the light fixture as necessary. The presence of a strobe effect could be symptomatic of fluctuating current or incompatible bulb types, which could pose safety hazards and compromise residential lighting standards. In accordance with AS/NZS 3000:2018, electrical installations must be maintained in a manner that ensures the safety of the property occupants. Prompt remedial action is advised to mitigate any risk associated with electrical malfunction and to restore the functionality of the lighting system in the stairwell.



Minor Defect 3.07

Location: Kitchen

Finding: Overhead exhaust - Blown light bulbs

Recommend replacing light bulbs to overhead exhaust, If light bulbs do not operate after replacing see a licensed electrician for fault finding.



Minor Defect 3.08

Location: Kitchen

Finding: Cupboards

Upon inspection, it was observed that the internal kitchen cupboard doors exhibit significant damage, specifically related to the hinges, which are notably loose. This condition compromises the structural integrity and functionality of the doors, potentially leading to further deterioration if left unaddressed. It is imperative to engage a licensed cabinetmaker to conduct necessary repairs or replacements, ensuring alignment with relevant industry standards such as AS 4386-2000 for domestic kitchen assemblies. Immediate remedial action should involve the tightening of existing hinges or replacing them if they have sustained irreparable damage. Additionally, it is advisable to inspect all similar fixtures within the kitchen to preemptively address any potential issues, thereby maintaining optimal kitchen functionality and safety. Failure to undertake these repairs may result in exacerbated damage or operational hazards, impacting the overall usability of the kitchen. Timely intervention will preserve the aesthetic and practical quality of the kitchen space.



Minor Defect 3.09

Location: Top Floor Ceiling

Finding: Access door

During the inspection of the top floor ceiling, it was observed that the access door to the roof space is improperly fitting, with noticeable binding on the frame which makes operation difficult. This issue compromises ease of access, potentially hindering necessary maintenance or inspections within the roof space. Such defects could worsen over time, leading to further structural issues or accessibility challenges. For remedial action, it is recommended that a licensed, practicing carpenter be engaged to assess and rectify the binding of the access door. This may involve adjustments to the frame or door to ensure smooth operation and compliance with current standards. The work should adhere to relevant provisions outlined in AS 1684.2 - Residential Timber-Framed Construction, ensuring all modifications meet established safety and construction standards. Proper repair will restore functionality and prevent potential damage or inconvenience in the future.



Minor Defect 3.10

Location: Toilet

Finding: Door stop - Missing

The door stop is missing or is inadequate to stop the door handle from damaging the wall. Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Additional comments

It is recommended that you obtain an asbestos, electrical and plumbing inspection report as they are outside the scope of the building and pest report

For your information

For your information 4.01

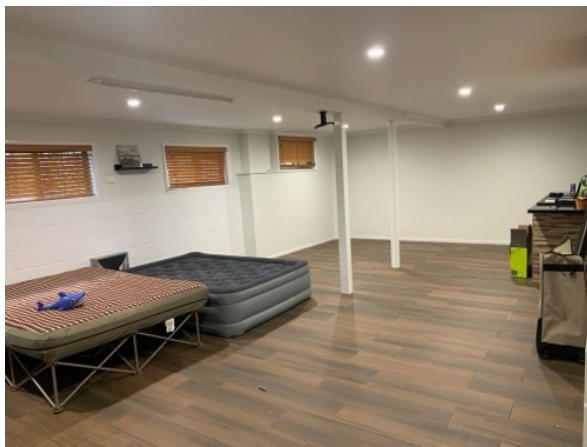
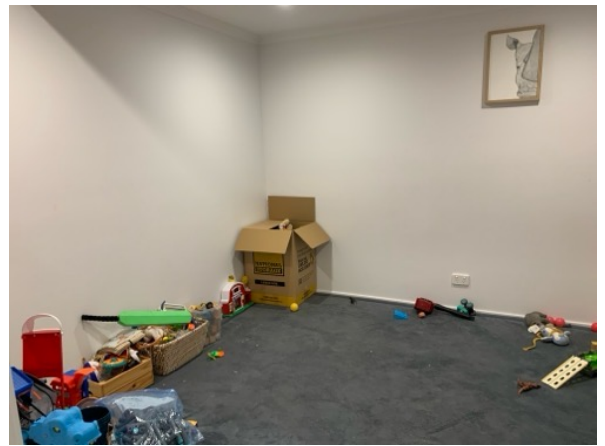
Location: All areas

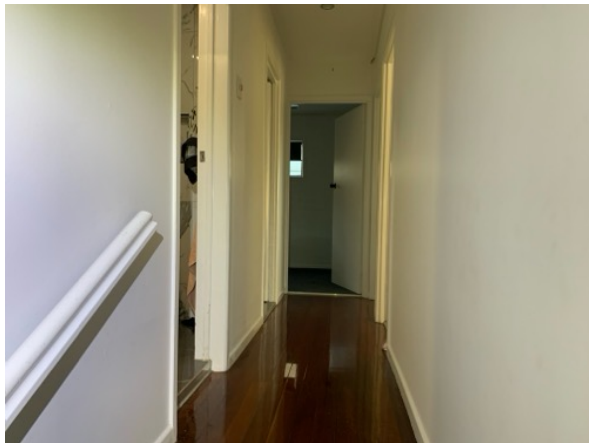
Finding: Additional Photos

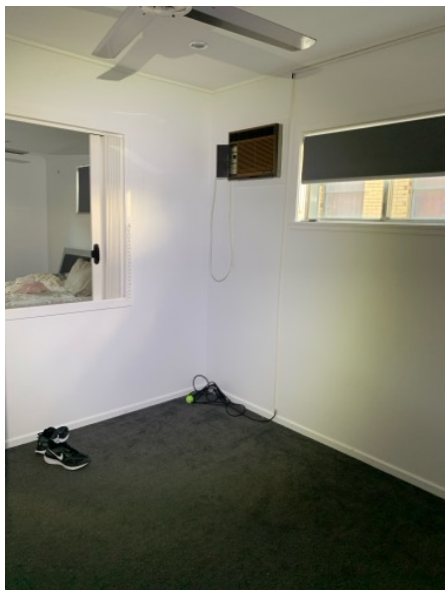
Additional photos are provided for your general reference.

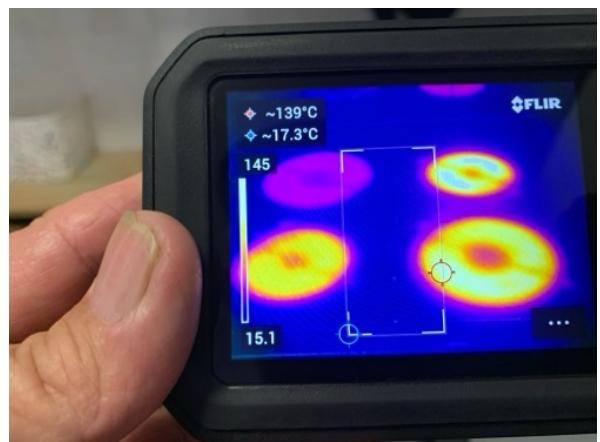


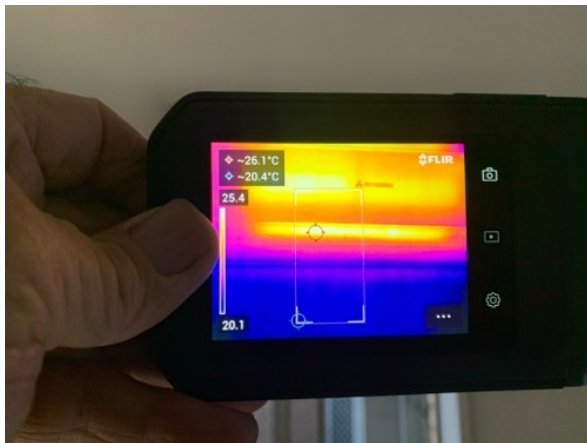
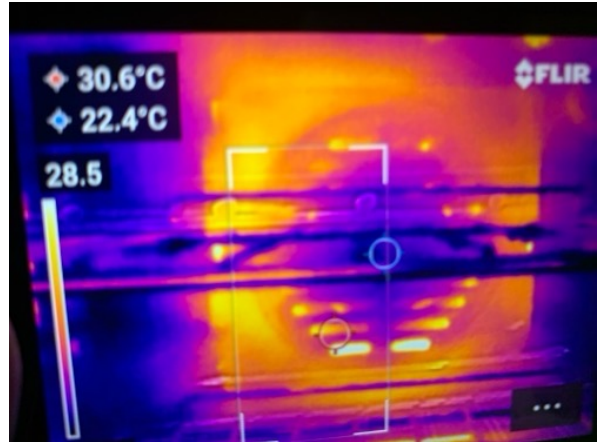












For your information 4.02

Location: All areas

Finding: Suspect asbestos Identified on Site

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos. We RECOMMEND that you consider a separate Asbestos Inspection and Condition Audit, which includes the taking of samples to confirm the presence of Asbestos. Note: without an asbestos report it is recommended that suspected asbestos materials be treated as asbestos.

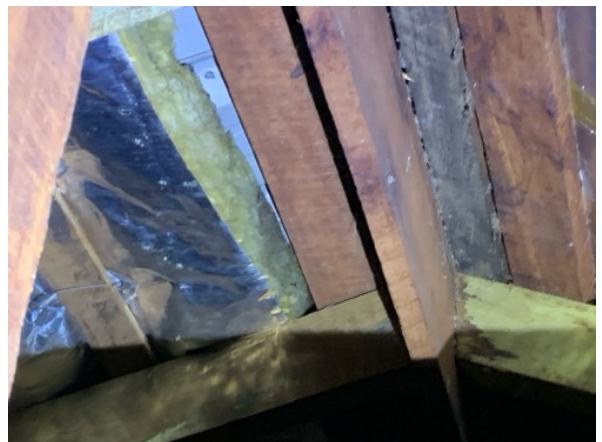


For your information 4.03

Location: Roofspace

Finding: Additional Photos

Additional photos are provided for your general reference.



Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

Building consultant's summary

In the conducted assessment of the property, numerous issues were identified that require both immediate attention and long-term consideration. Significant water damage is evident behind the ground floor bar, necessitating a comprehensive plumbing inspection due to potential leaks; the remedial work should follow national standards to prevent further structural damage. In addition, the inspection exposed critical safety hazards such as a non-functioning oven burner and an improperly fitted roof access door, both demanding urgent repairs by qualified professionals to mitigate fire risks and ensure ease of access for maintenance. Timber decay, noted in several external areas and the staircase handrail, poses both a safety risk and a potential trigger for termite infestation, requiring replacement with pest-resistant materials. Minor defects such as misaligned kitchen cupboard doors, a non-functional plunger plug, and binding gates present operational inconveniences but require professional intervention for resolution. Furthermore, the air conditioning system's dust and mold accumulation alongside the suboptimal performance of the solar hot water system necessitates immediate maintenance to ensure sanitary and sustainable living conditions. The identified issues demand prompt actions by certified professionals to uphold safety, functionality, and compliance with relevant standards and codes.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of active (live) termites	Not Found
Evidence of termite activity (including workings) and/or damage	Not Found
Evidence of a possible previous termite management program	Not Found
Evidence of chemical delignification damage	Not Found
Evidence of fungal decay activity and/or damage	Found
Evidence of wood borer activity and/or damage	Not Found
Evidence of conditions conducive to timber pest attack	Found
Next inspection to help detect a future termite attack is recommended in	6 Months

Undetected timber pest defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Timber pest attack

ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

Timber pest attack 5.01

Location: Right Hand Side Stairs

Finding: Handrail

The inspection has identified wood decay in the timber handrail located on the right-hand side stairs, necessitating repair. This structural defect poses a potential safety risk and requires attention from a licensed practicing carpenter. Remedial action should involve replacing or treating the affected timber in accordance with the relevant Australian Standards, such as AS 1684, to ensure compliance and safety. Immediate attention to rectify this issue is recommended to prevent further deterioration and potential hazards.



WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

No evidence was found

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

Conditions conducive to timber pest attack 5.02

Location: Subfloor

Finding: Subfloor Walls and framing

Upon conducting the pre-purchase building inspection, it has been observed that the property's ground floor has been constructed with an infill slab system. However, there is a significant defect present within the system - a number of sub-floor walls are bridging the termite barrier. This issue poses a serious risk to the structural integrity of the property, as it allows for potential termite infestation that could go undetected and cause extensive damage to the property.

The bridging of the termite barrier violates the Australian Standard AS3660.1-2014 Termite management, which outlines the necessary requirements for the installation of termite barriers in new building work. The standard stipulates that termite barriers must be correctly installed to prevent concealed entry by termites into the building. With the current state of the infill slab system, this requirement is not being met.

As a remedial action, it is recommended that a qualified pest control professional be engaged to assess the extent of the issue and provide appropriate solutions. This may involve the removal and reinstallation of the sub-floor walls to ensure they do not bridge the termite barrier. Additionally, a thorough inspection of the property for any signs of termite activity should be carried out, and if necessary, a termite treatment plan should be implemented to address any infestation.

It is imperative that these measures be taken to ensure the safety and longevity of the property, and to maintain compliance with the relevant standards for termite management. Failure

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

Conditions conducive to timber pest attack 5.03

Location: All External Areas

Finding: Timber sleepers and garden edging

The timber garden edging located in all external areas exhibits significant decay and has potential to serve as a food source for termites, although no termites were observed during the inspection. The timber in ground contact exacerbates wood decay, in contravention of the relevant standards demanding durability and resistance to pests. It is recommended to replace the timber sleepers with more durable materials or conduct regular termite inspections. Removal from ground contact is crucial to mitigate further risks associated with termite infestation and compliance with applicable building standards.



OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 5.04

Location: All areas

Finding: No evidence of previous termite treatment

There was no evidence of a current termite treatment to the property and there was conducive conditions identified.

It is highly recommended termite pest inspections and treatments are carried to prevent termite pest attacks occurring in the future.

Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 6 Months

Attachments

The following attachments are provided (seperately) with this report

- Recommend contacting the owner for proof of termite management system warranties if they are currently up to date and if there is a warranty still applicable for the property

Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake 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 AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Definitions to help you better understand this report

----- PROPERTY INSPECTION REPORT -----

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and

tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Minor Defect" A defect other than a Major Defect.

"Serious Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

----- TIMBER PEST INSPECTION REPORT -----

"Timber Pest Attack" Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"Building and Site" The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) 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 Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“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;
- (a) 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.

“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.

Terms on which this report was prepared

----- PROPERTY INSPECTION REPORT -----

Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
 - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.
- (o) smoke alarm regulations and requirements.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

— — — — — TIMBER PEST INSPECTION REPORT — — — — —

Service

1. This agreement is between the Timber Pest Detection Consultant ("the Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Pre-Purchase Standard Timber Pest Report ("Report") to you outlining their findings and recommendations from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of inspection which includes whether the inspector has identified any Timber Pest issues and advice as to the nature and extent of those findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of this Report

4. This Report is limited to the findings of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible to the Inspector at the time of inspection.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

Inspection Limitations

7. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

8. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

9. The Inspection is not in respect of a particular type of timber pest. Any analysis of a specific timber pest is to be at the request of the Client in which the Inspector would present their findings in a Special-Purpose Inspection Report separate from this Report.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out;
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstructions may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth;

Exclusions

11. This Report does not consider or deal with the following:

- (a) any information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and
- (b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report or management proposal which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspectors knowledge, constructed in accordance with ordinary timber pest management and maintenance practices that ensure it does not attract or support a timber pest infestation during its life.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing

16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing to help monitor infestation of the species or susceptibility of the timber, including but not limited to the following species:

- (a) Drywood termites. This species has extremely small colonies and is difficult to detect; and
- (b) European House Borer (*Hylotrupes bajulus*). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface.

Acknowledgements

17. The Client acknowledges that the contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

18. The Client acknowledges that this Report does not assess the structural integrity of the building or site.

19. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

20. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency unless specified otherwise.

21. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.