



STANDARD PROPERTY & TIMBER PEST REPORT

Report number: 3050
Inspection date: Saturday 4th October 2025
Property address: 67 Oceanic Drive
Warana
QLD 4575



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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.

(The Form/Server/Ref numbers below are for office use only)

Form: SPTPR V3 - 17th January 2016

Server report no: 3171

Ref no: 18058

Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means 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.

"Timber Pest Detection Consultant" means 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.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

Terms on which this report was prepared

Property report

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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.

"Structural Damage" means 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.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means 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.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means 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.

"Secondary Elements" means 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" means 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 lino.

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

"Serious Safety Hazard" means 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" means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness 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 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 - 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.

ACCEPTANCE CRITERIA 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.

Unless noted in 'Special Conditions or Instructions', the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (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; and
- (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.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. 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.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) 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
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

Timber pest report

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION 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 (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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.

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

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

"Timber Pest Damage" means 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" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means 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" 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 attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means 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.

"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.

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (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; and
- (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.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. 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.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Special conditions or instructions

There are no special conditions or instructions.

The Parties

Pre-engagement inspection
agreement number (if applicable): 3049

Name of Client: Michael Maidens

Name of Principal (if applicable): N/A

Address of Client: 67 Oceanic Drive, Warana, QLD, 4575

Client's email:

Client's telephone number:

Consultant's name: Stuart G Marsay

Consultant's licence number
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Consultant's mobile number: 0402700358

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Company address and postcode: 1/13 Andante Crescent, Palmview, QLD, 4553

Company email: info@propertyinspectionssunshinecoast.com.au

Company telephone number: 0402700358

Company fax number:

Section A Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with 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.

Property report - summary

In respect of significant items:

- Item 1: Evidence of Serious Safety Hazards was observed - see Section D, Item D1.
- Item 2: Evidence of Major Defects was not observed.
- Item 3: Evidence of Minor Defects was observed - see Section D, Item D22.
- Item 4: 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 -see Section C for details.

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 see Section G "Important Notes".

Timber pest report - summary

In respect of significant items:

- Item 1: Evidence of active (live) termites was not found.
- Item 2: Evidence of termite activity (including workings) and/or damage was not found.
- Item 3: Evidence of a possible previous termite management program was not found.
- Item 4: The next inspection to help detect any future termite attack is recommended in 12 months.
- Item 5: Evidence of chemical delignification damage was not found.
- Item 6: Evidence of fungal decay activity and/or damage was found see Item E7.
- Item 7: Evidence of wood borer activity and/or damage was not found.
- Item 8: Evidence of conditions conducive to timber pest attack was found See Items E9 - E13.
- Item 9: Evidence of major safety hazards was not found.
- Item 10: 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: MODERATE -see Section C.

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 see Section G "Important Notes".

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and

- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	Detached house.
Number of storeys:	Two storey.
Building age (approx):	30 years.
Smoke detectors:	6 fitted, but not tested. 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.
Siting of the building:	Towards the middle of a medium block.
Gradient:	The land is relatively flat.
Site drainage:	The site appears to be adequately drained.
Access:	Easy pedestrian and vehicular access.
Main utility services:	Electricity. Sewerage. Mains water.
Occupancy status:	Unoccupied but fully furnished.
Orientation (to establish the way the property was viewed):	The façade of the building faces west. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry.

Primary method of construction

Main building – floor construction:	Part suspended timber framed and slab-on-ground. Timber staircase. Timber deck. Verandah.
Main building – wall construction:	Brick veneer (timber framed). Face brick. External weatherboards. Fibre-cement sheeting. Internal gypsum plasterboard.

Main building – roof construction: Timber framed.
Pitched roof.
Finished with sheet metal roofing.

Overall standard of construction: Acceptable.

Overall quality of workmanship and materials: Acceptable.

Level of maintenance: Reasonably maintained.

Incomplete construction

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Accommodation & significant ancillaries

Storey	Living Rooms	Bedrooms	Bathroom /Ensuite	Separate toilet	Kitchen	Laundry	Swim pool*	Other	Name of Other
Lower ground	0	0	0	0	0	0		0	
Ground	2	2	0	0	0	1	0	1	Study, rear of the garage
First	2	3	1	1	1	0		0	
Second	0	0	0	0	0	0		0	
Third	0	0	0	0	0	0		0	
Attic/Loft	0	0	0	0	0	0		0	
Detached	0	0	0	0	0	0	1	0	
Totals	4	5	1	1	1	1	1	1	

(* A ground floor swimming pool denotes an internal swimming pool / A detached swimming pool denotes an external swimming pool)

Parking

Type	Off street parking spaces (uncovered)	Garage (covered)	Car-port (covered)
Attached	0	2	0
Detached	2	0	0
Totals	2	2	0

Section C Accessibility

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & 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 & 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 & 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 following Readily Accessible Areas:

Building interior.

Building exterior.

Roof exterior.

Roof space.

The site.

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 such as timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. 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

Building Interior: Built-in cupboards.

Roof Exterior: Solar heating panels.

Roof Space: Sarking.
 Thermal insulation.

Inaccessible areas

All normally accessible areas permitted entry.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects, faults or risks was considered:

MODERATE

A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Property report

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 (see also Section G 'Important notes').

Serious safety hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards

The following evidence of Serious safety hazards was found:

Area	Building exterior
Location:	The verandah steps (first floor and at the rear of the building).
Affected element:	Wire balustrades.
Defect or Sign:	Loose.
Visible extent:	Localised.
Recommendation:	Normal maintenance required (Tighten up)
Implementation:	The above recommendation should be implemented immediately.

Area	The site
Location:	At the side of the property.
Affected element:	Swimming pool fence gates.
Defect or Sign:	Not closing to latch, immediate danger to small children.
Visible extent:	Localised.
Recommendation:	Competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the method of rectification or repair work, without delay, immediate effect.
Implementation:	The above recommendation should be implemented immediately.

Photographs



Image comments: Loose wire balustrades.

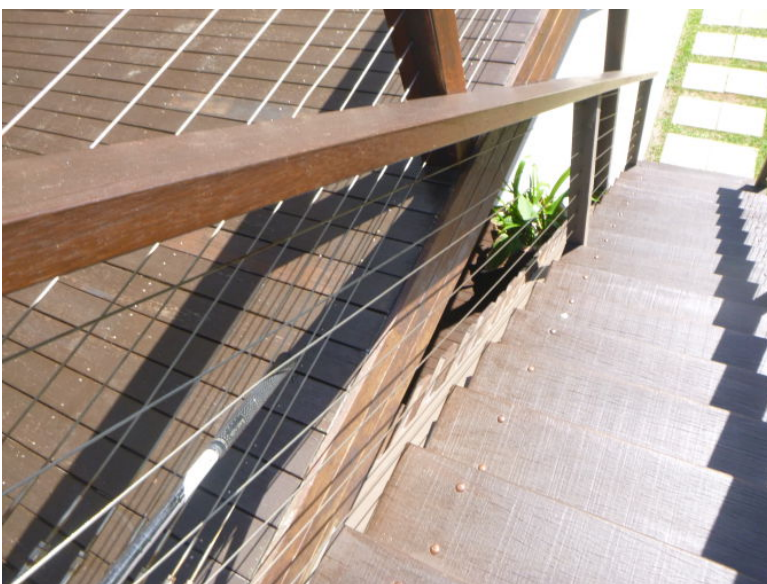


Image comments: Loose wire balustrades.



Image comments: Gate remains open, immediate remedial action required.



Image comments: Gate remains open, immediate remedial action required.

Inside condition - major defects

D2 Ceilings

No evidence of Major defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D3 Internal walls

No evidence of Major defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D4 Floors

The following evidence of Minor Defects was found:

Area	Building interior
Location:	In the bedroom (first floor).
Affected element:	Hardwood floorboards.
Defect or Sign:	Creeping, opening up on the tongues.
Visible extent:	Localised.
Recommendation:	Monitoring and normal maintenance must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs

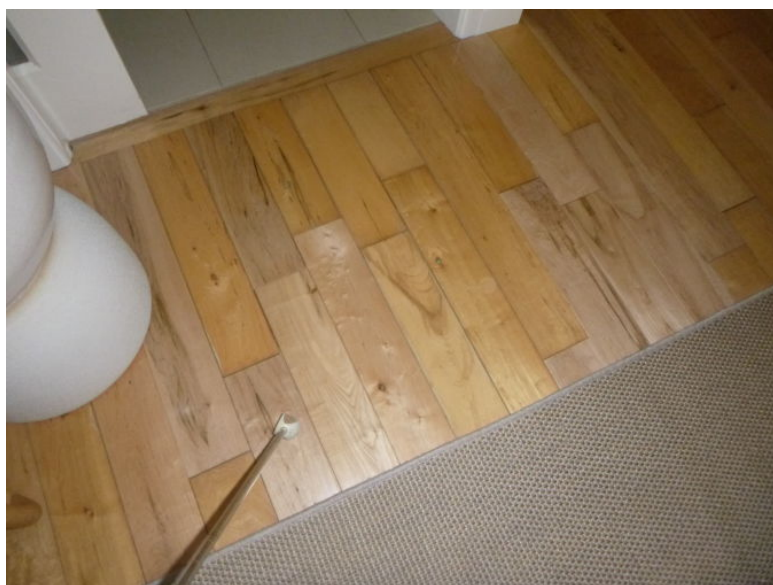


Image comments: Boards creeping.



Image comments: Boards creeping.

D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

The following evidence of Minor Defects was found:

Area	Building interior
Location:	In the ensuite.
Affected element:	Sliding door.
Defect or Sign:	Out of alignment with the frame.
Visible extent:	Localised.
Recommendation:	Normal maintenance/adjustment must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Space between the door and frame when closed, adjustment on the runners required.

D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)

The following evidence of Minor Defects was found:

Area	Building interior
Location:	In the kitchen.
Affected element:	Cabinetry drawer front.
Defect or Sign:	Damaged.
Visible extent:	Localised.
Recommendation:	Normal maintenance/repair must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Area	Building interior
Location:	In the pantry.
Affected element:	Cabinetry shelf edge.
Defect or Sign:	Damaged.
Visible extent:	Localised.
Recommendation:	Normal maintenance/repair must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Drawer front scratched, adjacent door causing this damage.



Image comments: Pantry shelf edge damaged.

D7 Bathroom fittings

The following evidence of Minor Defects was found:

Area	Building interior
Location:	In the ensuite.
Affected element:	Shower head.
Defect or Sign:	Leaking when the tap is running.
Visible extent:	Localised.
Recommendation:	Normal maintenance/adjustment/reseal must be carried out.

Implementation: The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Leaking from the connection thread.

D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

The following evidence of Minor Defects was found:

Area	Building interior
Location:	In the bedroom (first floor).
Affected element:	Electrical power point, in the wardrobe.
Defect or Sign:	Loose.
Visible extent:	Localised.
Recommendation:	Competent advice (e.g. from a licensed electrical contractor) should be obtained, without delay, to determine the need or otherwise for rectification or repair work.
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Loose service outlet.

D9 Roof space

No evidence of Major Defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D10 Subfloor space

Not inspected due to construction design.

Outside condition - major defects

D11 External walls

No evidence of Major defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D12 Windows

The following evidence of Minor Defects was found:

Area	Building exterior
Location:	Outside the bedroom.

Affected element: Window.
Defect or Sign: Difficult to open.
Visible extent: Localised.
Recommendation: Monitoring and normal maintenance must be carried out.
Implementation: The above recommendation should be implemented as soon as possible.

Area Building exterior
Location: Outside the ensuite.
Affected element: Window.
Visible extent: Localised.
Recommendation: Monitoring and normal maintenance must be carried out.
Implementation: The above recommendation should be implemented as soon as possible.

Area Building exterior
Location: Outside the living area.
Affected element: Window.
Visible extent: Localised.
Recommendation: Monitoring and normal maintenance must be carried out.
Implementation: The above recommendation should be implemented as soon as possible.

Photographs

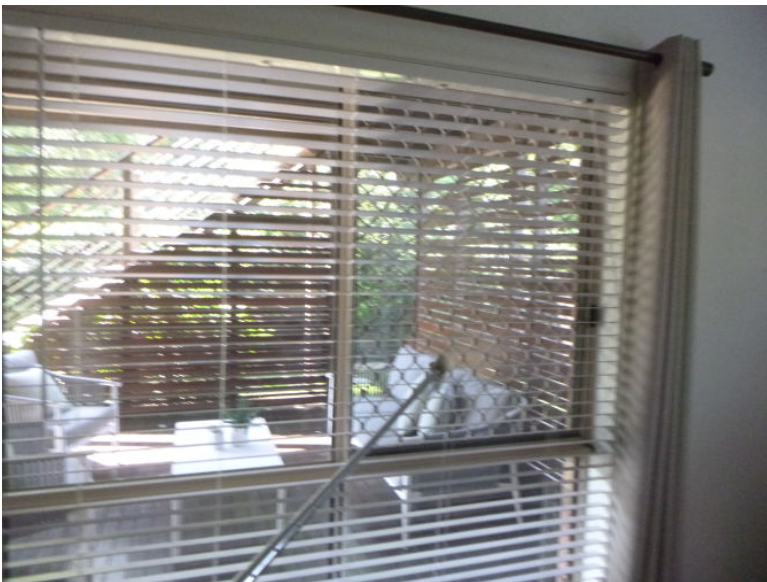


Image comments: Living room window, worn wheels, difficult to open and close, age wear and tear.



Image comments: Broken window lock.



Image comments: Bathroom, sliding sash window, broken joint, bottom left of the frame.

D13 External doors (including patio doors)

The following evidence of Minor Defects was found:

Area	Building exterior
Location:	Outside the building (at the rear of the building).
Affected element:	Doors.
Defect or Sign:	Difficult to open and close worn wheels. Surface corrosion of the door handles, close proximity to the sea (salt air) not uncommon.
Visible extent:	Localised.

Recommendation: Normal maintenance/replacement must be carried out.

Implementation: The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Worn wheels.

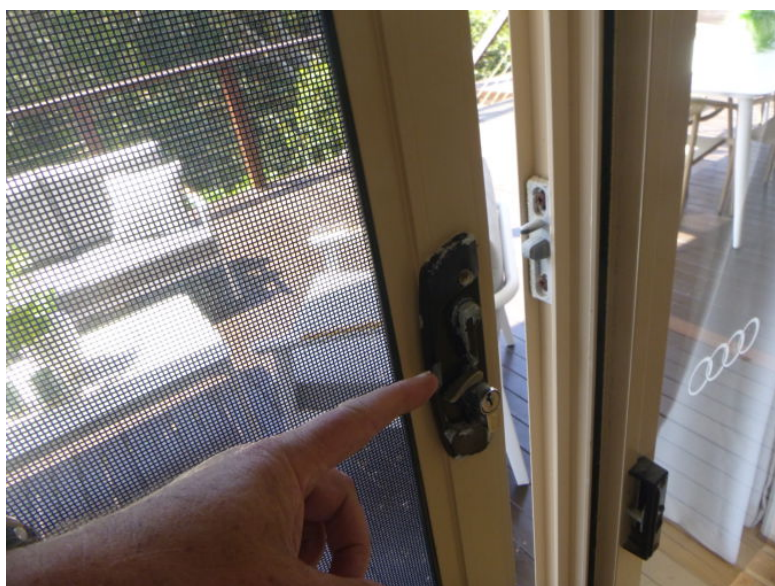


Image comments: Example of surface corrosion to the external door handles ,inside and out.

D14 Platforms (including verandahs, patios, decks and the like)

No evidence of Major defects was found.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D15 Other external primary elements

No evidence of Major defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D16 Other external secondary & finishing elements

The following evidence of Minor Defects was found:

Area	Building exterior
Location:	Outside the building.
Affected element:	Electrical meter box. Hot water heater tank. Barge board fixings.
Defect or Sign:	Surface corrosion.
Visible extent:	Localised.
Recommendation:	Monitoring and normal maintenance must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Surface corrosion.



Image comments: External surface corrosion of the outer shell bottom.



Image comments: Example of corroding heads to fascia and barge board fixings.

D17 Roof exterior (including roof covering, penetrations, flashings)

The following evidence of Minor Defects was found:

Area	Roof exterior
Location:	Above the building in general.
Affected element:	Roof sheeting paint finish.
Defect or Sign:	Discolouration./UV degradation of the paint finish, age and exposure to UV and weather.
Visible extent:	Widespread.
Recommendation:	Monitoring and normal maintenance must be carried out until redecoration takes place.
Implementation:	The above recommendation should be implemented as soon as possible.
Additional comments:	Budget accordingly.

Photographs



Image comments: UV degradation of the paint covering.



Image comments: UV degradation of the paint covering.



Image comments: UV degradation of the paint covering.



Image comments: Old fixing holes, sealed with filler/silicone.

D18 Rainwater goods

The following evidence of Minor Defects was found:

Area	Building exterior
Location:	Outside of the building in general.
Affected element:	Brackets to the gutter.
Defect or Sign:	Surface corrosion.
Visible extent:	Widespread.
Recommendation:	Monitoring and normal maintenance must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.
Additional comments:	Budget accordingly.

Photographs



Image comments: Example of surface corrosion of the gutter brackets.

D19 The grounds

No evidence of Major Defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D20 Walls & fences

No evidence of Major Defects was found.
Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

D21 Outbuildings

There were no outbuildings.

Minor defects

The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects

Comment: There are a few Minor Defects. Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

Section E Timber report

The following items and matters were reported on in accordance with the Scope of Inspection.

Timber pest attack

Evidence of timber pest activity and/or timber pest damage:

E1 Active (live) termites

No evidence of Active (live) termites was found.

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

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

E2 Termite management proposal

Proposal: Although a subterranean termite management proposal is recommended, this Consultant is not engaged to provide a proposal. Accordingly, the Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.

E3 Termite workings and/or damage

No evidence was found.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

E4 Previous termite management program

No evidence was found.

E5 Frequency of future inspections

Frequency: The next inspection to help detect termite attack is recommended in 12 months.

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Additional comments:

The above time frame, assuming a suitable termite Management System is installed and maintained.

E6 Chemical delignification

No evidence was found.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

E7 Fungal decay

Area	The Site
Location:	On the left-hand side of the property.
Affected element:	Fence.
Signs of attack:	Isolated area of soft of timber surfaces.
Visible condition:	The condition of the timber appears to be decaying.
Visible extent:	Localised.
Recommendation:	Normal maintenance must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs



Image comments: Isolated area of timber decay, within the boundary fence, adjacent the pool.



Image comments: Example of a loose piling.



Image comments: Example of fungal decay along the boundary fence.

E8 Wood borers

No evidence of Wood borers was found.

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 borer activity and damage exists though not discernible at the time of inspection. Regular inspections are recommended at intervals not exceeding 12 months.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

Conditions conducive to timber pest attack

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9 Lack of adequate subfloor ventilation

Not applicable due to construction design.

E10 The presence of excessive moisture

No evidence was found.

Important Note. Although no evidence of excessive moisture was observed or revealed under test conditions, it is recommended that the building be monitored over a period of time to detect or confirm any moisture management issues.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

E11 Bridging/breaching of termite management systems

Area	Building exterior
Location:	Perimeter of the building.
Affected element:	Weep holes.
Defect or Sign:	Concealed by the verandah.
Visible extent:	Localised.
Recommendation:	Weepholes at the base of external walls must not be concealed by pavements, gardens, lawns, landscaping or the like as it is possible for termites to gain undetected entry. provision should be made for weep holes to be clearly visible (building contractor).
Implementation:	The above recommendation should be implemented as soon as possible.

Photographs

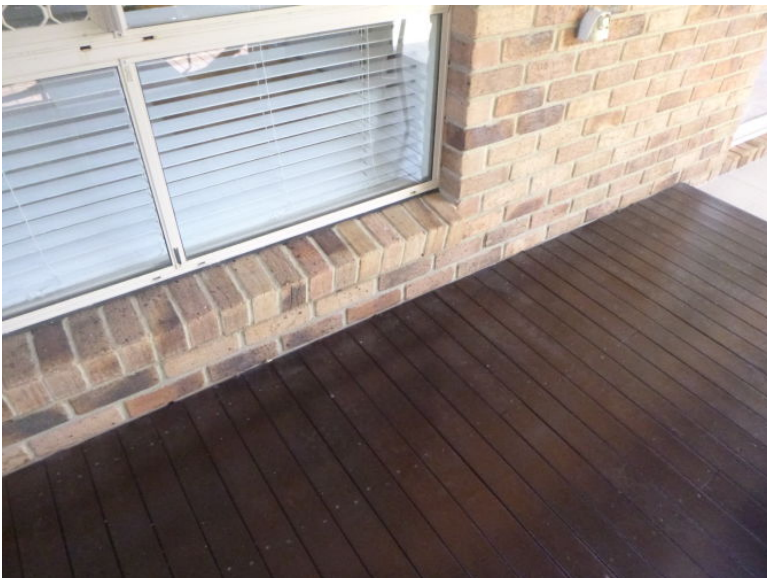


Image comments: Decking covering the weep holes.

E12 Use of untreated or non-durable timber

No evidence was found.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

E13 Other conditions conducive

Area	The Site
Location:	The yard of the property.
Affected element:	Landscaping, decking and fencing timbers.
Defect or Sign:	In contact with the ground.
Visible extent:	Localised.
Recommendation:	Vigilance monitoring and normal maintenance must be carried out.
Implementation:	The above recommendation should be implemented as soon as possible.

Major safety hazards

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

E14 Major safety hazards

No evidence of Major safety hazards was found.

Monitoring and normal maintenance must be carried out (see also Section G 'Important notes').

Section F Conclusion

Your attention is drawn to 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.

Property report

In the opinion of this Consultant:

- | | |
|------------|--|
| Comment 1: | 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. |
| Comment 2: | 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. |
| Comment 3: | 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. |

Timber pest report

The following Timber Pest remediation actions are recommended:

- Action 1: Treatment of Timber Pest attack is not required.
- Action 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 - See item E2.
- Action 3: Removal of Conditions Conducive to Timber Pest Attack is necessary - as detailed in Section E.
- Action 4: Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 12 months.

Section G Important notes

Property report - Important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Timber pest report - 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.

Section H Additional comments

There are no additional comments.

Section I Annexures to this report

There are no annexures to this report.

Section J Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Authorised Signatory:

Name: Stuart G Marsay BSc MRICS

Date of issue: 04-October-2025