



BUILDING INSPECTION REPORT V1.0

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Bulimba, QLD 4171

Alistair Cornish
16/06/2026

Inspector

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Purchasing a property is a significant investment and it is important that you, as a prospective purchaser, are able to make an informed decision regarding the state of the property you are intending to buy. It is so significant that various Australian Standards exist (AS4349.1-2007) to provide directions for Inspectors on the minimum acceptable requirements for conducting the Inspection and preparing the Inspection Report. The Inspection has the primary goal of providing you, the Client with an assessment on the condition of the property you are intending to purchase at the time the inspection is completed.

Scope of Inspection

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

The property inspection is a visual inspection to assess, at the time of the inspection, the condition of the property, to identify major defects, and to establish an opinion on the overall condition of the property.

“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.

This Standard Property 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.

About this Report

We want to confirm that the Inspection undertaken is in accordance with Australian Standard AS 4349.1-2007 and our Inspection Terms and Conditions.

In accordance with the Standard, this Inspection Report will be provided to you our Client as a permanent record of the inspection we have undertaken for you.

It is important to note that the Standard does not cover properties that are still under construction.

It's also important to note that the AS 4349.1-2007 Standard does not include compliance with Building Regulations.

Our Approach

We want to ensure that the Report includes enough information from the Inspection that you, our client, is able to determine the Inspector's conclusion as to the condition of the Building which is based on the experienced, rational and logical approach of the Inspector.

It is really important to us that all aspects of the Report are clear for you, our client, to read and understand and so every effort has been made to ensure that the Report has been written as clearly as possible.

If any part of the Report is not clear

If there is an area of the Report that you do not understand or is not clear to you, it is very important that you contact us immediately so that we can explain in a different way or provide more clarity as required.

Defect Classifications

Minor Defect- A defect other than a major defect.

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

Safety Hazard and Major Defect- any observed item that may constitute a present or imminent serious safety hazard.

Inspection Summary

Resolutions to the Major Defects identified in this report.

Ref	Defect	Classification	Resolution
4.1.1	Smoke Alarms: Insufficient smoke alarms	Safety Hazard & Major Defect	Installed and resolved.
5.3.1	External Walls: Gaps to exterior walls	Major Defect	Repaired and resolved.
5.13.1	Grounds/Gardens: Poor surface drainage	Major Defect	The property has never experienced pooling in these areas.
6.8.1	Shower/Bath: Sealant/grout requires repair/replacement	Major Defect	Repaired and resolved.

Minor Defects

Ref	Minor Defect
5.13.2	Grounds/Gardens: Cracking to paths/driveways/paving
6.2.1	Walls: General wear and tear
6.2.2	Walls: Minor cracking to non-structural elements
6.4.1	Windows and Doors: Doors require adjustment for smooth operation
6.4.2	Windows and Doors: Minor damage observed
6.9.1	Sink/Basin/Trough/Taps: Loose fixtures/fittings observed

1: INSPECTION DETAILS

Information

Special conditions or instructions In attendance

There are no special conditions or instructions Owner

Weather conditions

Dry

The front façade of the dwelling faces:

Approximately West

Gradient

The land is sloping

Proximity to bushland

No

Type of building

Duplex

Building height

two storey

Approximate age of the building

6-10 years

Bedrooms

5 Bedrooms

Bathrooms

3 Bathrooms

Wall construction

Fibre Cement Cladding

Roof type

Coloured metal sheeting

Timber building elements

Cabinetry, Patio/ verandah/ pergola, Cladding, Fascias/Barges, Windows, Balcony, Handrails, Retaining wall, Architraves/ skirting boards/ mouldings/ reveals and doors

Alterations, extensions and additions

Not applicable

Services photos: Water Supply

Mains water supply

Siting of the building

Towards the front of a small block

The records of the appropriate local authority should be checked, by the Client, 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.

Flooring

Suspended slab, Suspended timber frame

Please note that If the building, or any part thereof, includes a concrete slab, there is the possibility of a concealed termite entry and therefore a higher probability of termite attack.

Was construction incomplete at the time of inspection? (including alterations or additions)

No evidence found

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.

Services photos: Electricity & Solar Installations

Underground power, Overhead power, Safety Switch, Solar Inverter

Showing examples of the electrical meter box, switchboard and safety switch (if installed)

Visual inspection only, no testing conducted of electrical installations.





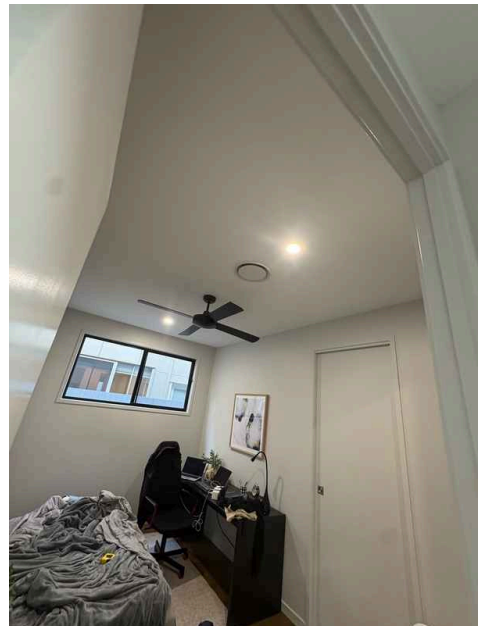
Services photos: Smoke Alarms

Smoke alarms appear to be missing from areas. Refer to 'Safety Hazards and Major Defects' for further recommendations

IMPORTANT NOTE: Testing of smoke alarms is not conducted during the course of this inspection. Recommend contacting a qualified smoke alarm technician or electrician to ensure compliance and correct operation.. Smoke alarms are critical safety devices designed to detect smoke from fires and alert occupants, providing early warning to evacuate. Regular testing and maintenance of these devices is important to ensure they function properly when needed.



Ground Floor Bedroom 1



Ground Floor Bedroom 1

Services photos: Gas Supply

LPG

Showing example of the gas supply if applicable

Visual inspection only, no testing conducted of gas installations.



Services photos: Hot Water Service

Instantaneous

Showing example of the hot water service.

Visual inspection only, no testing conducted of hot water service installations.



Services photos: Other Service Installations

Ducted Heating/ Cooling, Pool and filter

Showing photos of utility services observed at the time of inspection



2: PROPERTY ACCESS

Information

Areas Inspected (select all applicable)

Building interior, Building exterior,
Subfloor space, The site, Roof
space (limited)

Access Recommendations

Recommend further inspection
once obstructions removed,
Recommend further inspection
once safe access is gained to all
upper levels of the property
where inspection may be limited,
Recommend further inspection by
drone to areas where height
restrictions prevent thorough
inspection

Strata or Company Title Properties

The inspection was part of a strata or company title property

No inspection to common property as per Australian Standards. Matters in relation to common property require further investigation through body corporate or complex management. Strongly recommend clients solicitor / conveyancer makes the necessary enquiries relating to the type of body corporate title which pertains to this property as this will have a bearing on repairs and maintenance responsibilities, before contract becoming binding.

Property access

Easy pedestrian and vehicular access, Off-street parking

OBSTRUCTIONS AND INACCESSIBLE AREAS

The Inspection did not include areas that were inaccessible due to hindered or restricted access. Hindered access areas are areas that were not accessible at the time of inspection due to temporary obstructions. Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

It is very important to note that further inspection is highly recommended for any areas where access or visibility was hindered, restricted or obstructed in any way at the time of the Inspection.

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through further Inspection.

It is important to note that as an inspection of the above areas was not possible at the time of the inspection, defects, timber pest activity or damage may therefore exist in these areas.

Property furnishing and occupancy status

Occupied and fully furnished

Furnished properties

If the Property is furnished, the Inspection will not include those areas of the Property that cannot be Inspected due to furniture, furnishings, stored items, wall or floor coverings etc., and this limitation may conceal evidence of defects and/or timber pest activity. If this limitation is present, a further inspection is highly recommended.

Undetected defect risk assessment:

Moderate to high

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.

Photographs were taken throughout the property during the inspection to document the general condition of building systems, components, structures and any obstructions at the time of the assessment. These images serve as visual records of observed conditions and support the findings documented in this report.

Areas Inspected

Areas Inspected

Unless otherwise agreed in the Inspection Agreement, the Inspector **WILL** inspect all accessible areas of the building including:

- The Exterior of the Building
- The Interior of the Building
- The Roof Space of the Building (as long as safe and reasonable access can be provided)
- The Subfloor Space of the Building (as long as safe and reasonable access can be provided)
- Appendages to the building including any relevant features within 30 metres of the building (or to the boundary of the property if that is less than 30 metres from the building).

In this instance, appendages to the building include:

- Permanent structures such as garages and carports
- External buildings such as laundries, storage outbuildings and sheds.
- Additional features can include retaining walls (provided they are in excess of 700mm high), steps, driveways, paths and fencing.

On a large Property (as reasonably determined by the Inspection Provider), the part of the Property subject to the Inspection will be thirty (30) meters from the main building (as nominated by the Client).

Strata Properties

If the Inspection relates to a Property that is part of any kind of strata or company title, the Inspection will be limited to the interior of the nominated residence/unit and the immediate exterior of the building/features being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

Areas NOT Inspected

We can only inspect what we have access to and are able to reasonably see.

Whilst it is the intention to provide a full assessment of the building, the Inspection only includes accessible areas in the Inspector's line of sight that can be viewed close enough to make an assessment.

The Inspection did not include areas that were inaccessible. Hindered or restricted access areas are areas that were not accessible at the time of the inspection due to permanent or temporary obstructions.

Areas that are inaccessible, beyond the Inspectors line of sight, too distant to provide a reasonable assessment or where insufficient safe access is available, shall be determined by the Inspector at the date and time of the Inspection.

Items expressly not included in accordance with the Standard

Unless otherwise agreed in the Inspection Agreement, in accordance with Appendix D of the Standard titled, "Exclusions of Items from Inspection" the Inspector WILL NOT inspect the following items. In most cases, a suitably qualified professional that specialises in the specific area should be consulted.

Electrical and solar:

- Electrical installations
- TV, sound and communication devices
- Alarm and intercom systems
- Operation of smoke detectors
- Security systems, alarms and intercom systems
- Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems
- Light switches and fittings
- Automatic garage door mechanisms
- Other mechanical and electrical equipment (such as gates, inclinators)

Gas

- Gas fittings and fixtures

Swimming pools

- Pools and associated filtration and similar equipment

Drainage

- Adequacy of roof drainage as installed

Heating, ventilation and air conditioning

- Air conditioning
- The operation of fireplaces and solid fuel heaters, including chimneys and flues

Health hazards

- Health hazards (such as allergies, soil toxicity, lead content, radon, presence of asbestos, or urea formaldehyde)

Environmental matters

- Environmental matters (such as BASIC, water tanks, BCA Environmental provisions)

Exterior elements

- Soil conditions
- Landscaping
- Rubbish

Concealed elements

- Footings below ground
- Concealed damp-proof course
- Concealed plumbing

Walls and frames

- Timber and metal framing sizes and adequacy
- Concealed framing-timbers or any areas concealed by wall linings/sidings
- Concealed tie-downs and bracing

Decoration

- Soft floor coverings
- Floor covers
- Paint coatings, except external protective coatings
- Furniture and accessories

Other

- Control joints
- Sustainable development provisions
- Stored items
- Insulation

Efficiency

- Energy efficiency
- Lighting efficiency

Were there any high-risk areas where access should be gained for further inspection?

Roof Exterior

It is very important to note that further inspection is highly recommended for any areas where access or visibility was hindered, restricted or obstructed in any way at the time of the inspection. It is also highly recommended that further inspection be undertaken for any High Risk areas noted.

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through an Invasive Inspection.

3: BUILDING INSPECTION SUMMARY

Information

Property report summary:
Incidence of Major Defects
Assessment
Average

Property report summary:
Incidence of Minor Defects
Assessment
Average

Property report summary: PROPERTY REPORT- IMPORTANT NOTE

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 takes precedence over the summary. Any queries should be directed towards the inspector for further clarification.

This 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 such as; ensuring all joins to the wet areas are sealed to reduce the risk of water leaks and penetration and; ensuring all exposed timbers are painted/sealed to prevent the risk of deterioration. Please contact the inspector who carried out this inspection for further advice.

Property report summary: Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects, including 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, inaccessible or areas obstructed, once safe access has been provided or the obstruction is removed. This will involve a separate visit to the site at an additional cost and permission from the owner of the property is essential.

Property report summary: Overall Condition Assessment

Average

This observation documents the inspector's professional opinion of the property's overall condition relative to comparable buildings of similar age and style that have been reasonably well maintained. The assessment reflects the cumulative impact of all defects discovered during the inspection, considering both the quantity and severity of issues encountered throughout the structure.

DEFINITIONS

Above average means that defects observed to the property have a higher occurrence and/ or degree of severity when compared to other properties of a similar age and construction type.

Average means that defects observed to the property have an average occurrence and/ or degree of severity when compared to other properties of a similar age and construction type.

Below average means that defects observed to the property have a lower occurrence and/ or degree of severity when compared to other properties of a similar age and construction type.

Additional Comments: Additional Comments:

The property may not have compliant smoke alarms installed. Recommend further smoke alarm inspection to reduce the risk of potential personal injuries/ death. Smoke alarm inspection/ testing is not covered by this report.



Ground Floor Bedroom 1



Ground Floor Bedroom 1

Additional Comments: Additional inspections recommended

Due to the non-invasive, visual nature of this inspection, and in accordance with the limitations of AS4349.1 further inspections may be required. The following inspections are therefore recommended:

Timber Pest Inspection, Plumbing, Electrical, Heating/ Cooling, Appliances, Council compliance, Fire/ Smoke alarm technician, Fire engineer, Geotechnical engineer, Methamphetamine presumptive testing and possible methamphetamine residue testing, Mould hygienist, Structural engineering, Land surveyor, Pool safety (if applicable), Asbestos audit (if your house was built after 2003, it is unlikely to carry asbestos containing materials)

Additional Comments: Note:

If, in the course of this report, any: Magnesite; and or cracks and or evidence of repaired cracks to:

- a) masonry construction
- b) concrete slabs, or
- c) load bearing walls are observed,

then we recommend a structural engineer be instructed to inspect and provide appropriate advice and recommendations.

Additionally, if in the course of this report any external timber structures are observed (i.e. deck, balcony, pergola etc.) We recommend that you conduct:

- a) a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer;
- b) if people are likely to use the external timber structure, that care is taken not to overload the external timber structure.

4: SAFETY HAZARDS (ALSO CONSTITUTE MAJOR DEFECTS)

Observations

4.1.1 Smoke Alarms

INSUFFICIENT SMOKE ALARMS

Smoke alarms missing

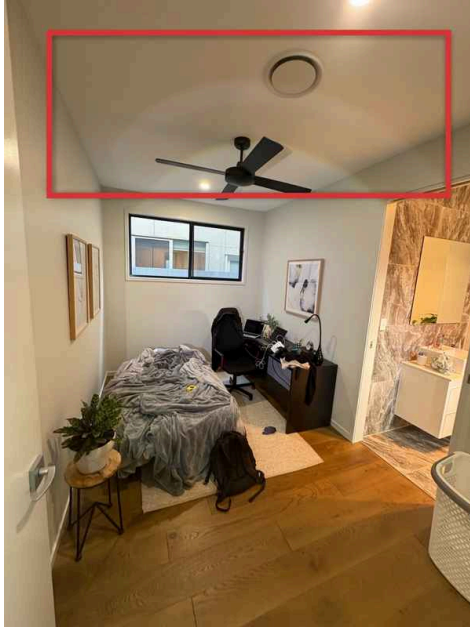
Smoke alarms are not observed to be fitted, non-compliant or deficient to parts of the property. This presents a risk of personal injury or possible death in the instance of a fire. Smoke alarms are not tested during this inspection.

Recommendation

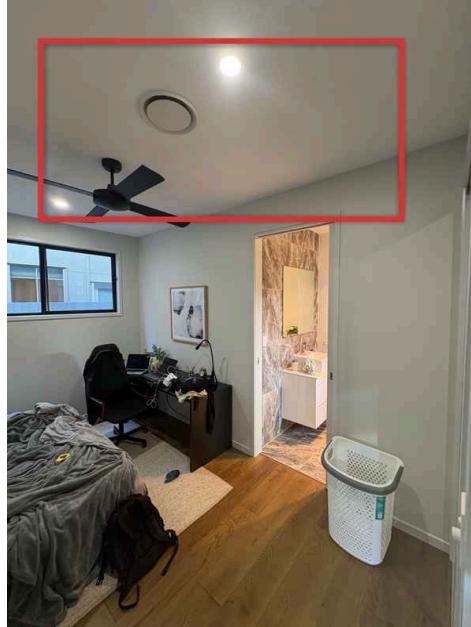
Contact a qualified electrical contractor.



Safety Hazard & Major Defect



Ground Floor Bedroom 1



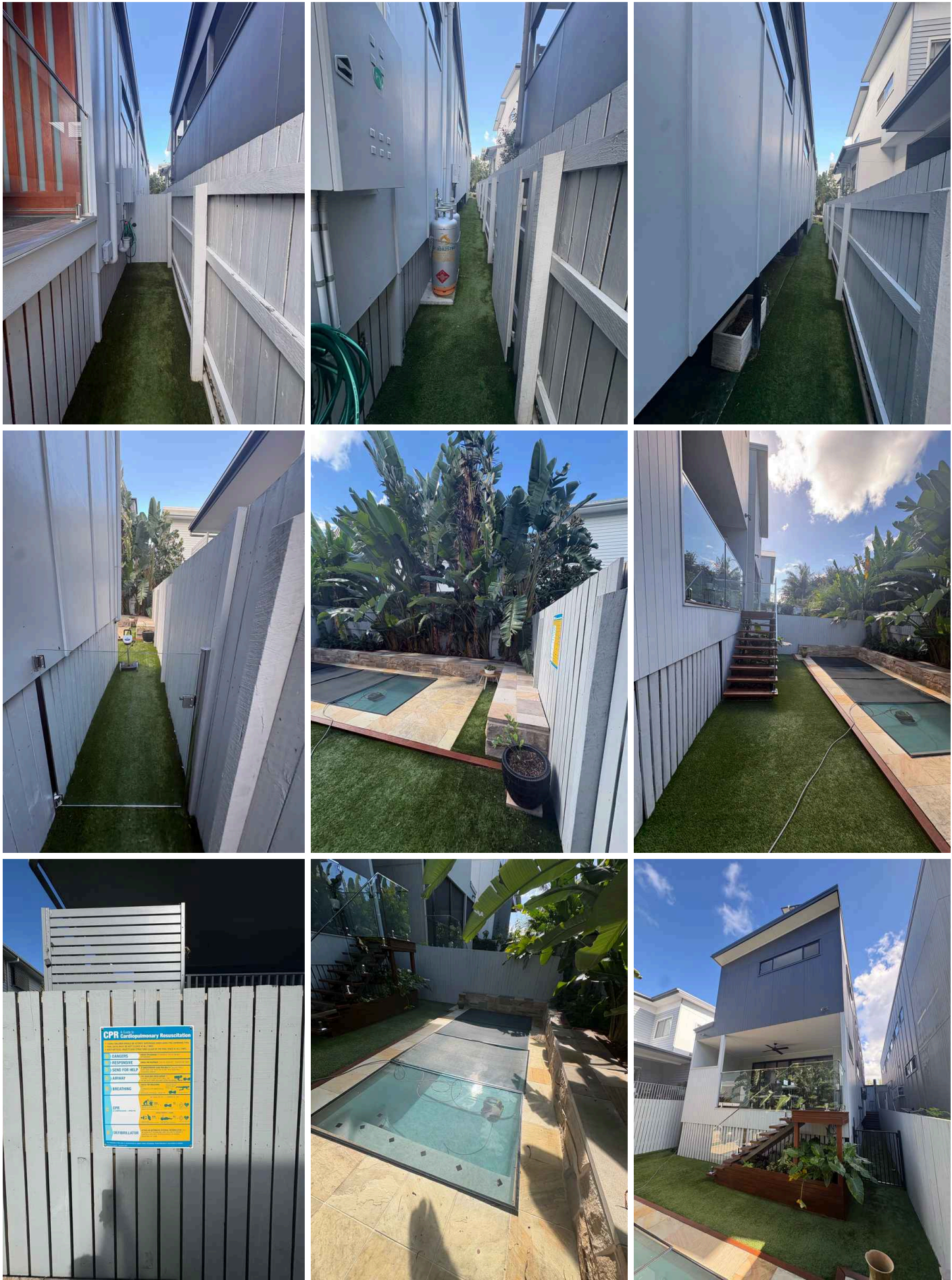
Ground Floor Bedroom 1

5: BUILDING EXTERIOR, OUTBUILDINGS AND GROUNDS

Information

Exterior photos, obstructions & inaccessible areas: Building exterior photos





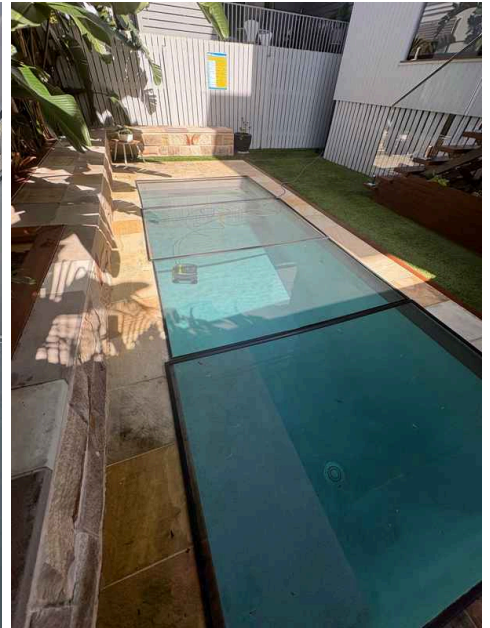
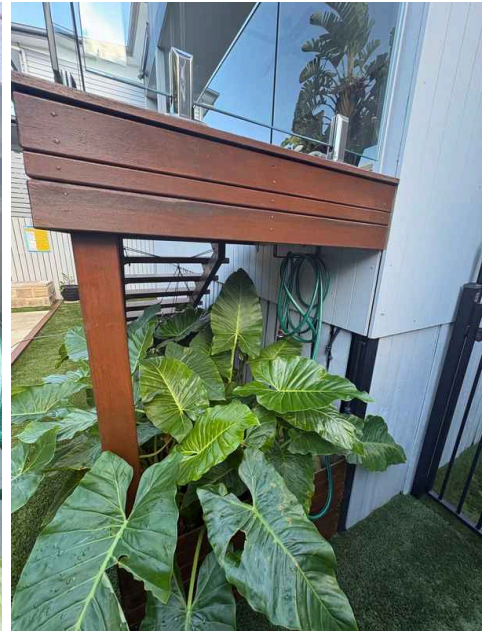


Limitations

Exterior photos, obstructions & inaccessible areas

EXAMPLES OF EXTERIOR OBSTRUCTIONS AT THE TIME OF INSPECTION

Showing examples of parts of the property restricted due to proximity to boundary/ structures, Showing examples of gardens and landscaping, Showing examples of external fixtures

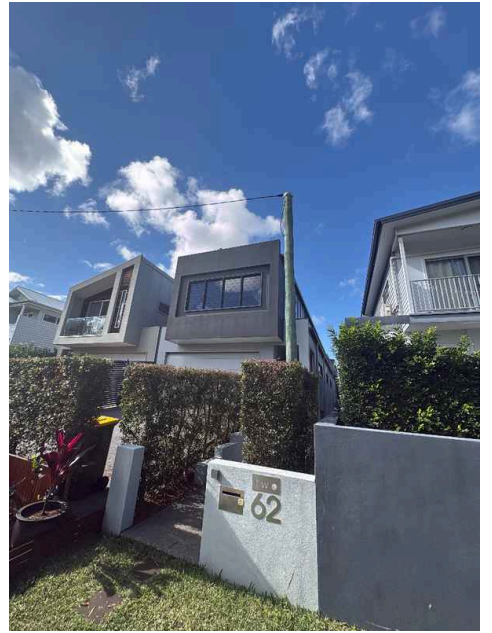




Exterior photos, obstructions & inaccessible areas

INACCESSIBLE EXTERIOR AREAS AT THE TIME OF INSPECTION

External walls close to the boundary





Observations

5.3.1 External walls

GAPS TO EXTERIOR WALLS

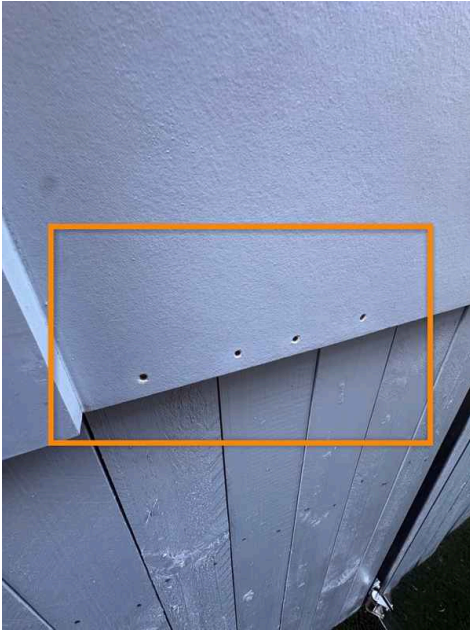
Gaps were observed along the exterior wall perimeter during inspection. These openings can allow water infiltration, pest entry, and air leakage into the home. Seal all gaps to prevent water ingress.

Recommendation

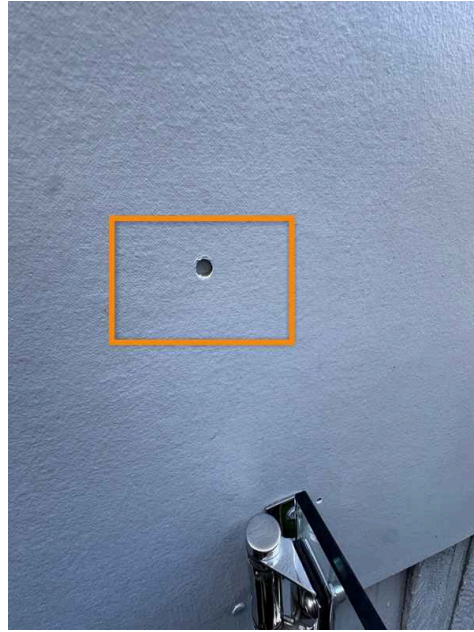
Contact your builder.



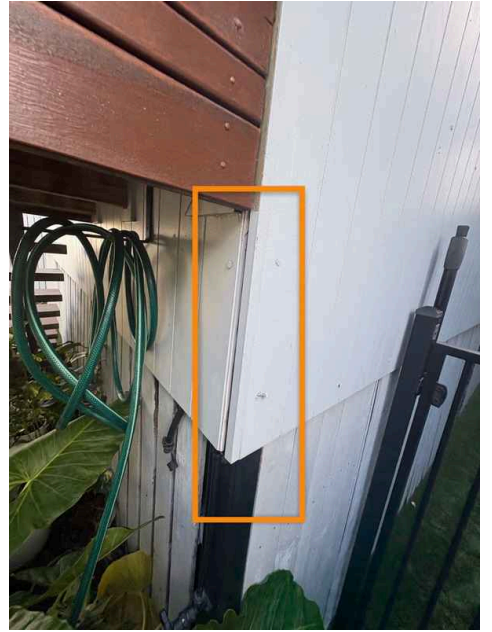
Major Defect



Ground Floor Rear



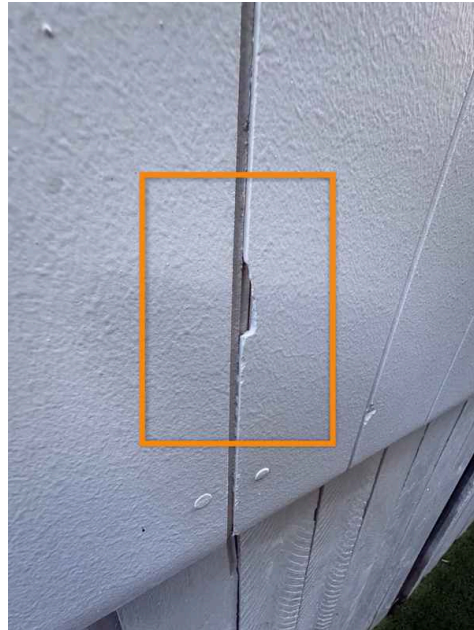
Ground Floor Rear



Ground Floor Rear



Ground Floor Rear



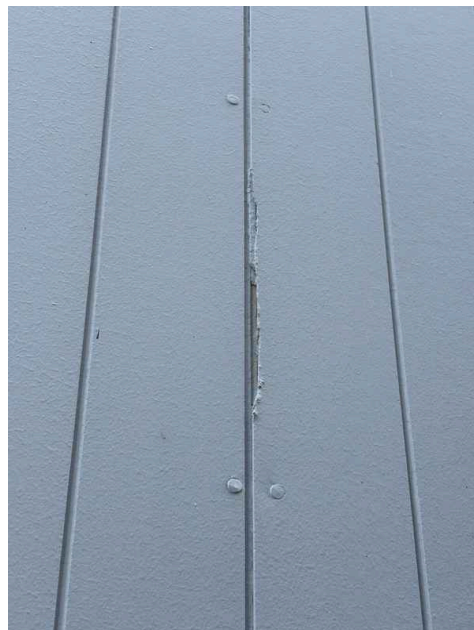
Ground Floor Left side



Ground Floor Left side



Ground Floor Left side



Ground Floor Left side

5.13.1 Grounds/ Gardens

POOR SURFACE DRAINAGE

Major Defect

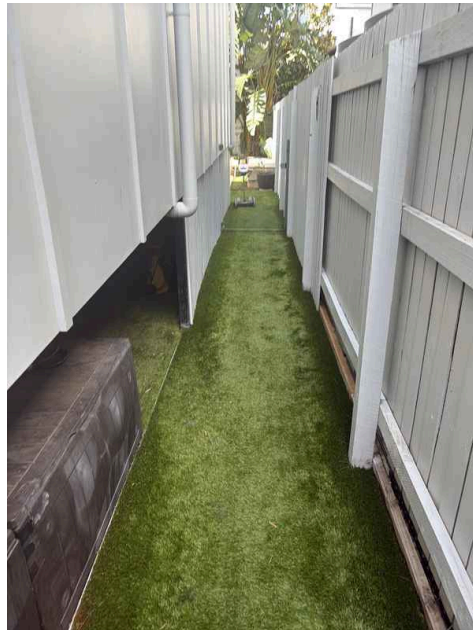
Poor surface drainage to areas where the ground or paving does not sufficiently slope away from the building. Recommend engaging a landscaper to rectify to reduce the risk of water ponding around, or inundating the building. This can lead to footing movement, deterioration of the building, other moisture related issues, This is also a conducive condition to timber pest attack. Please seek advice from a hydraulic engineer as discussed

Recommendation

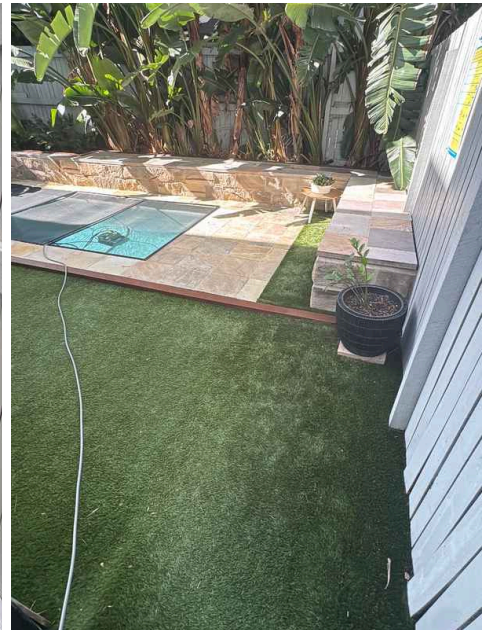
Contact a qualified landscaping contractor



Ground Floor Right side



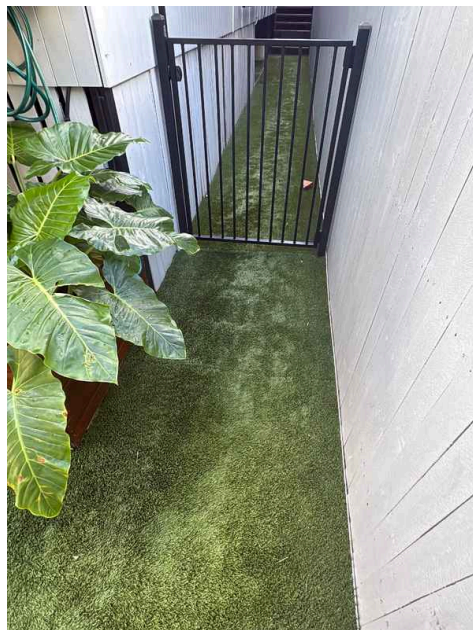
Ground Floor Right side



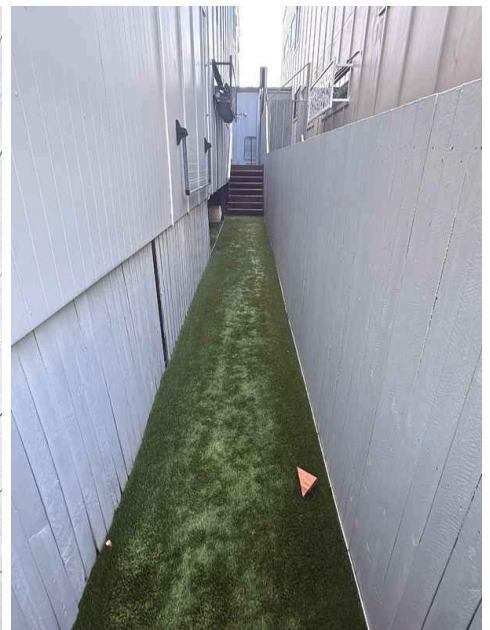
Ground Floor Rear



Ground Floor Rear



Ground Floor Left side

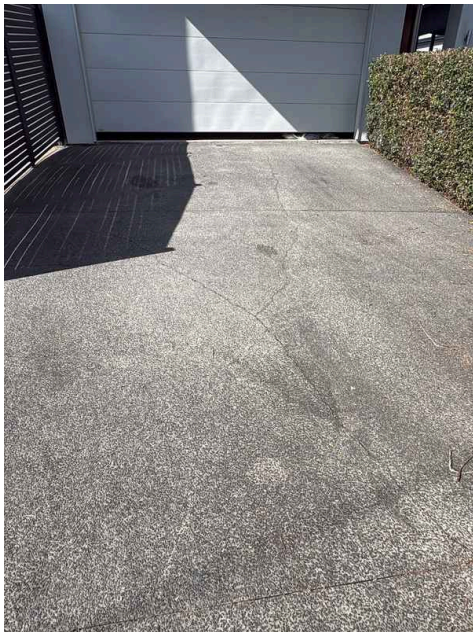


Ground Floor Left side

5.13.2 Grounds/ Gardens

CRACKING TO PATHS/ DRIVEWAYS/ PAVING (MAJOR)

Minor Defect



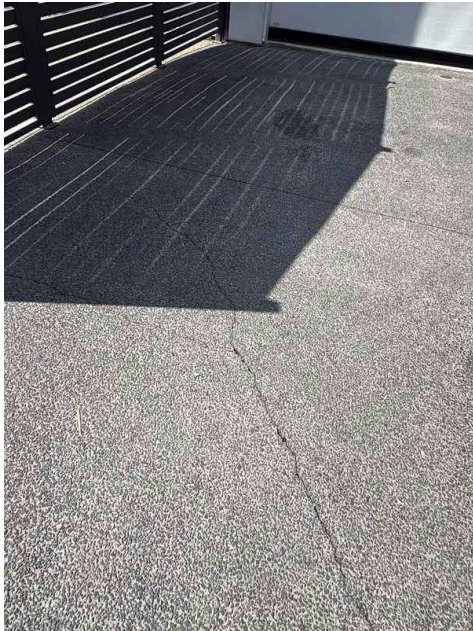
Ground Floor Front



Ground Floor Front



Ground Floor Front



Ground Floor Front



Ground Floor Front

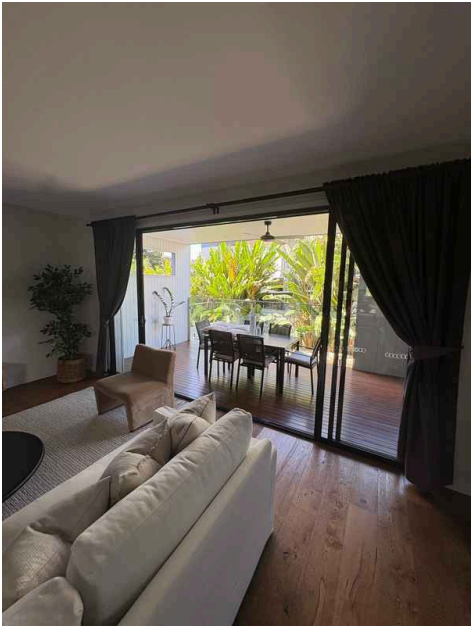
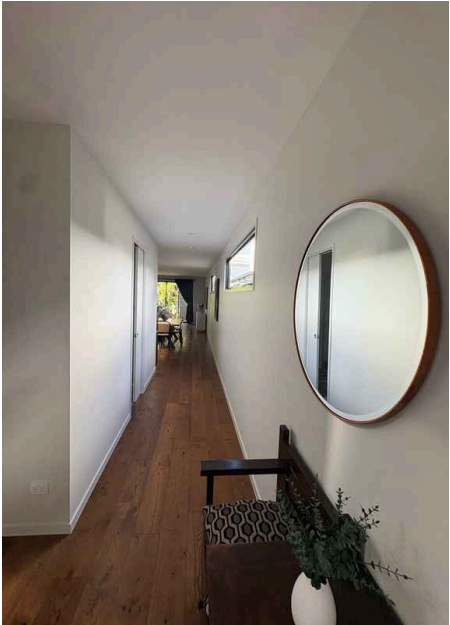
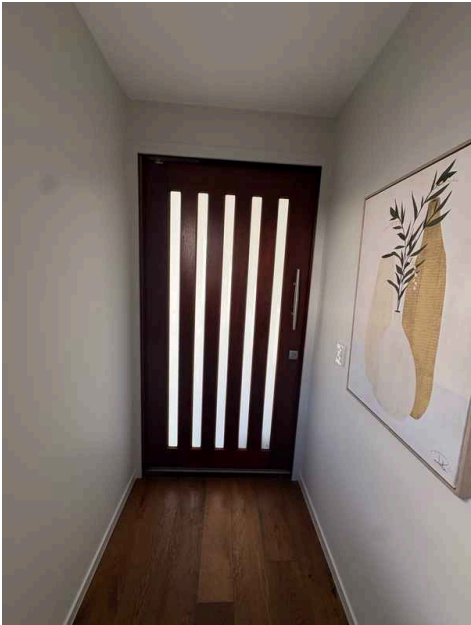
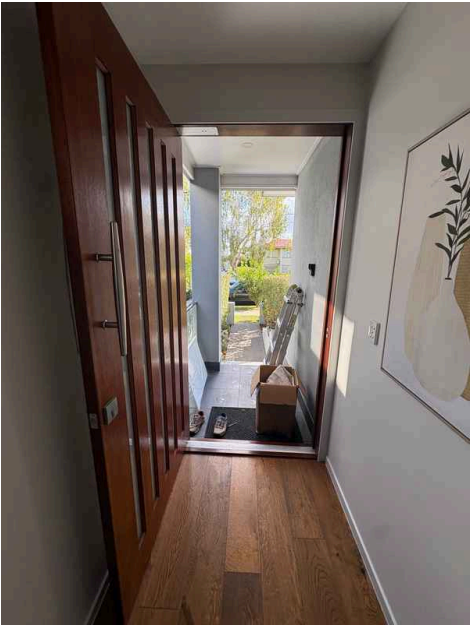


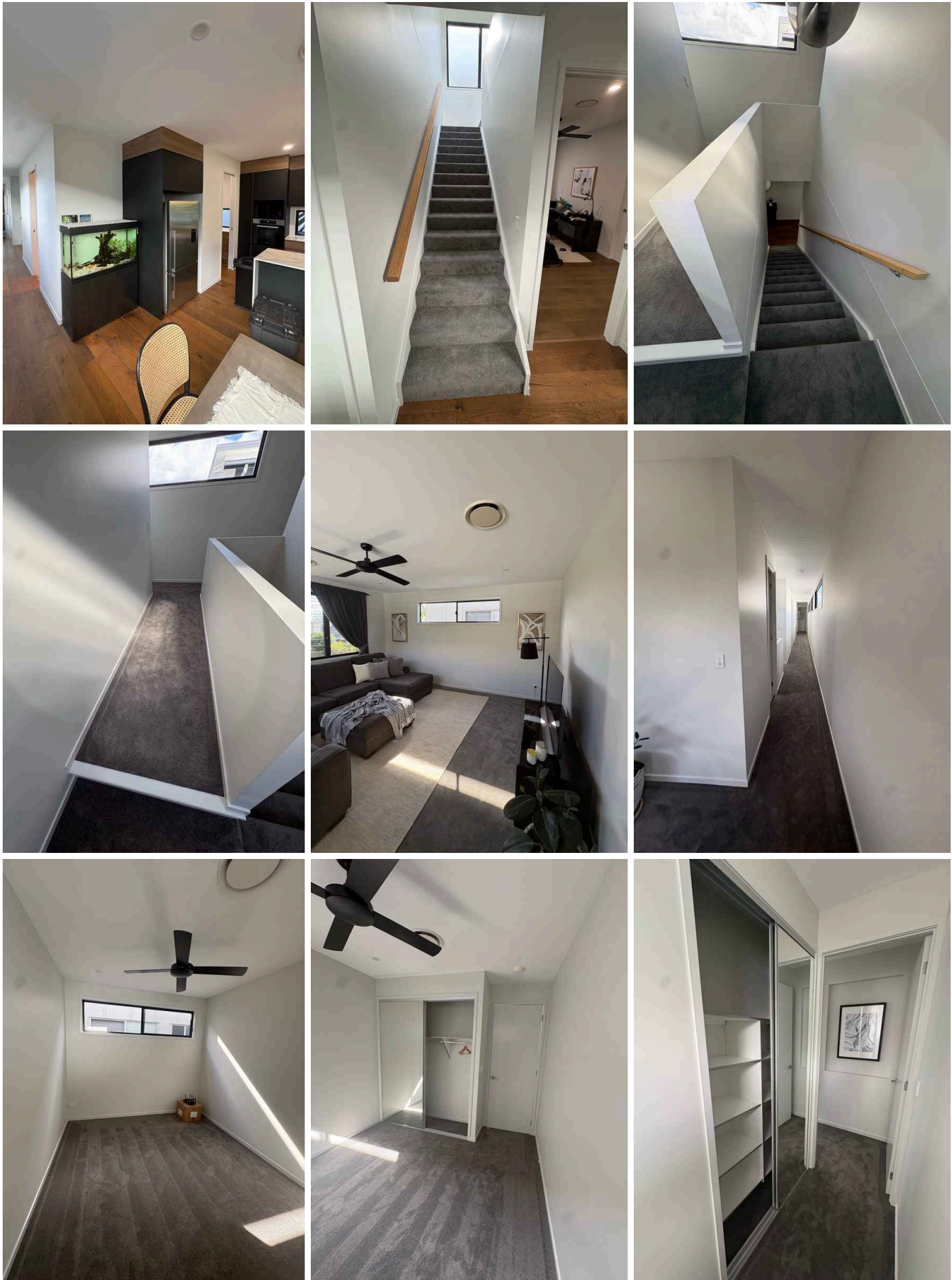
Ground Floor Front

6: BUILDING INTERIOR

Information

Interior photos, obstructions & inaccessible areas: Interior photos





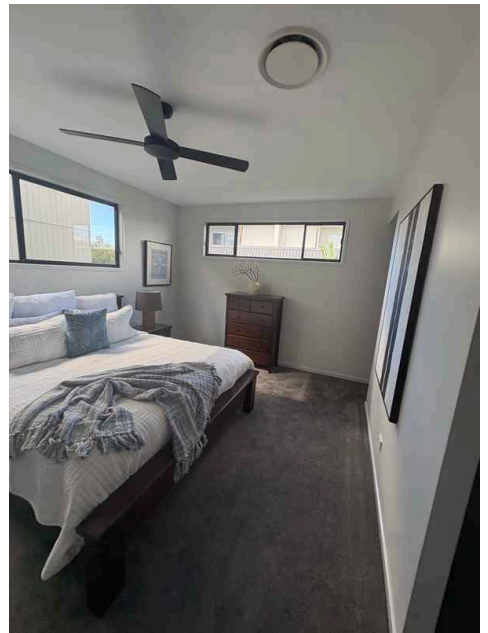
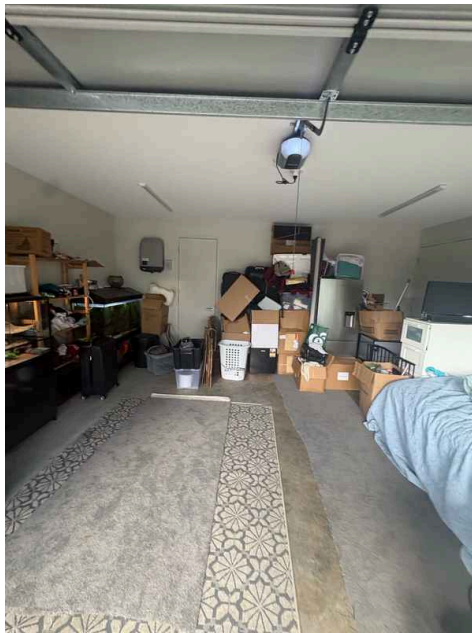
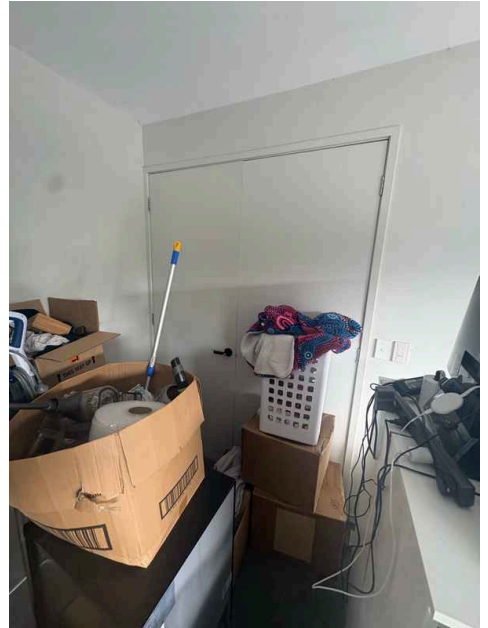
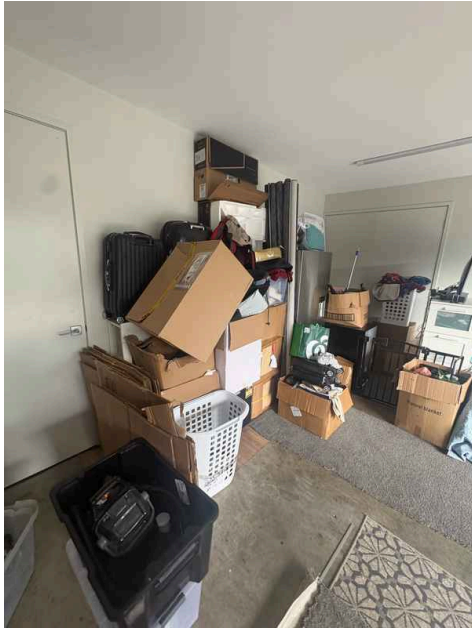
Limitations

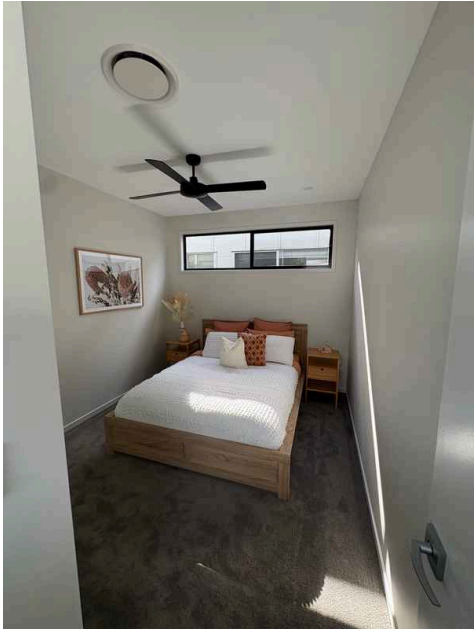
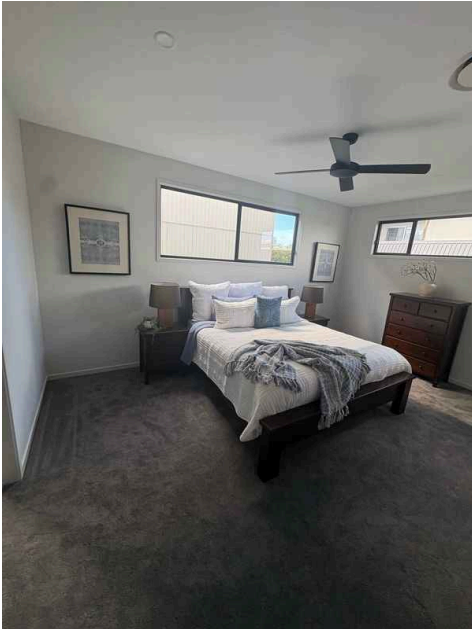
Interior photos, obstructions & inaccessible areas

EXAMPLES OF INTERNAL ACCESS OBSTRUCTED AT TIME OF INSPECTION

Wall / floor & ceiling coverings, Furniture and stored goods, Window furnishings, Cabinetry

Showing general obstruction examples only. Further images used throughout the report provide a more comprehensive view of obstructions and inaccessible areas at the time of inspection.







Interior photos, obstructions & inaccessible areas

INACCESSIBLE INTERIOR AREAS AT THE TIME OF INSPECTION

N/A

Observations

6.2.1 Walls

GENERAL WEAR AND TEAR

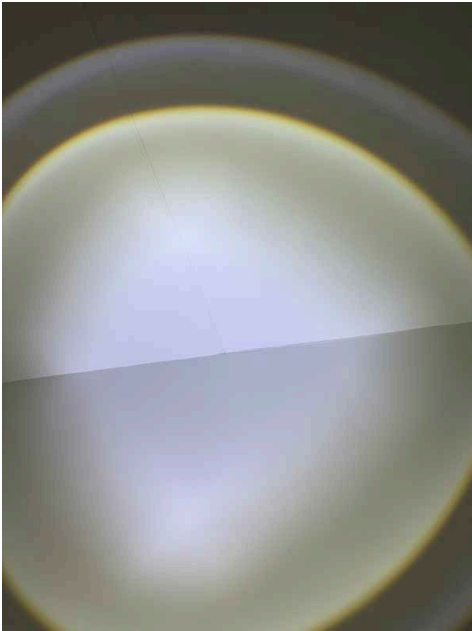
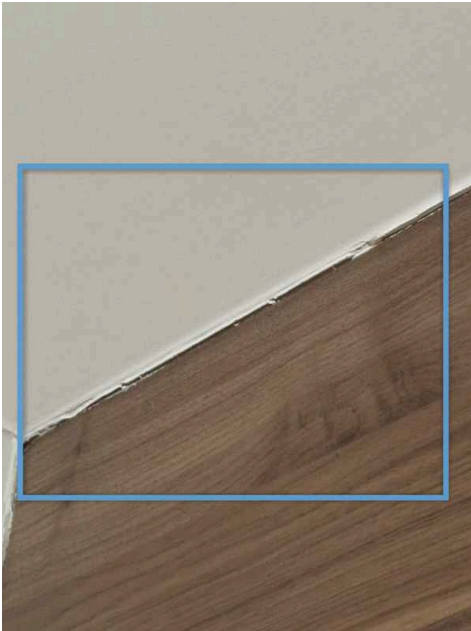
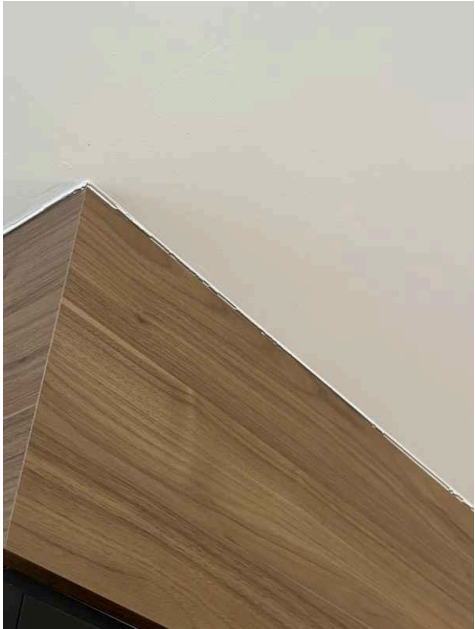
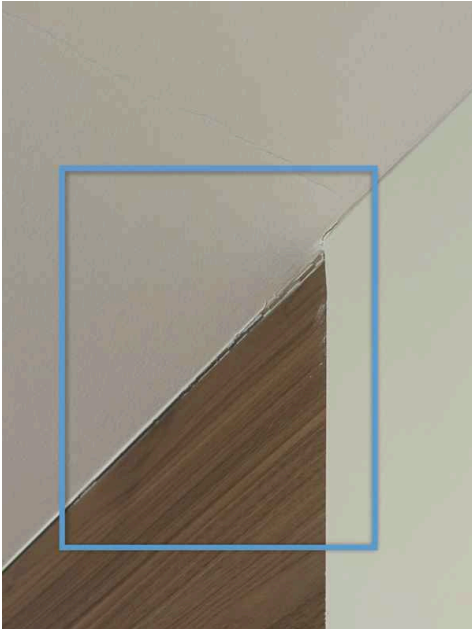
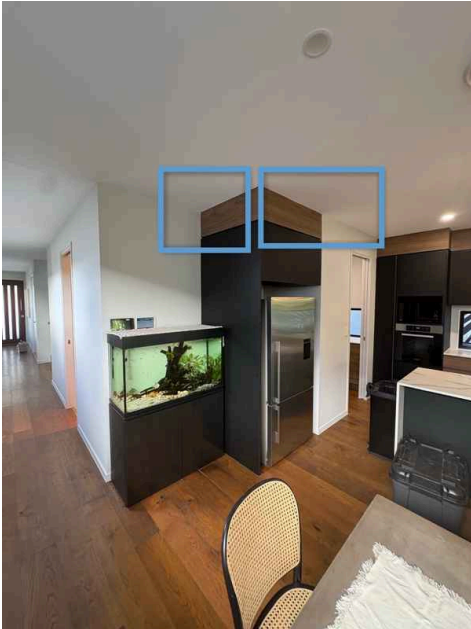
 Minor Defect



6.2.2 Walls

MINOR CRACKING TO NON-STRUCTURAL ELEMENTS

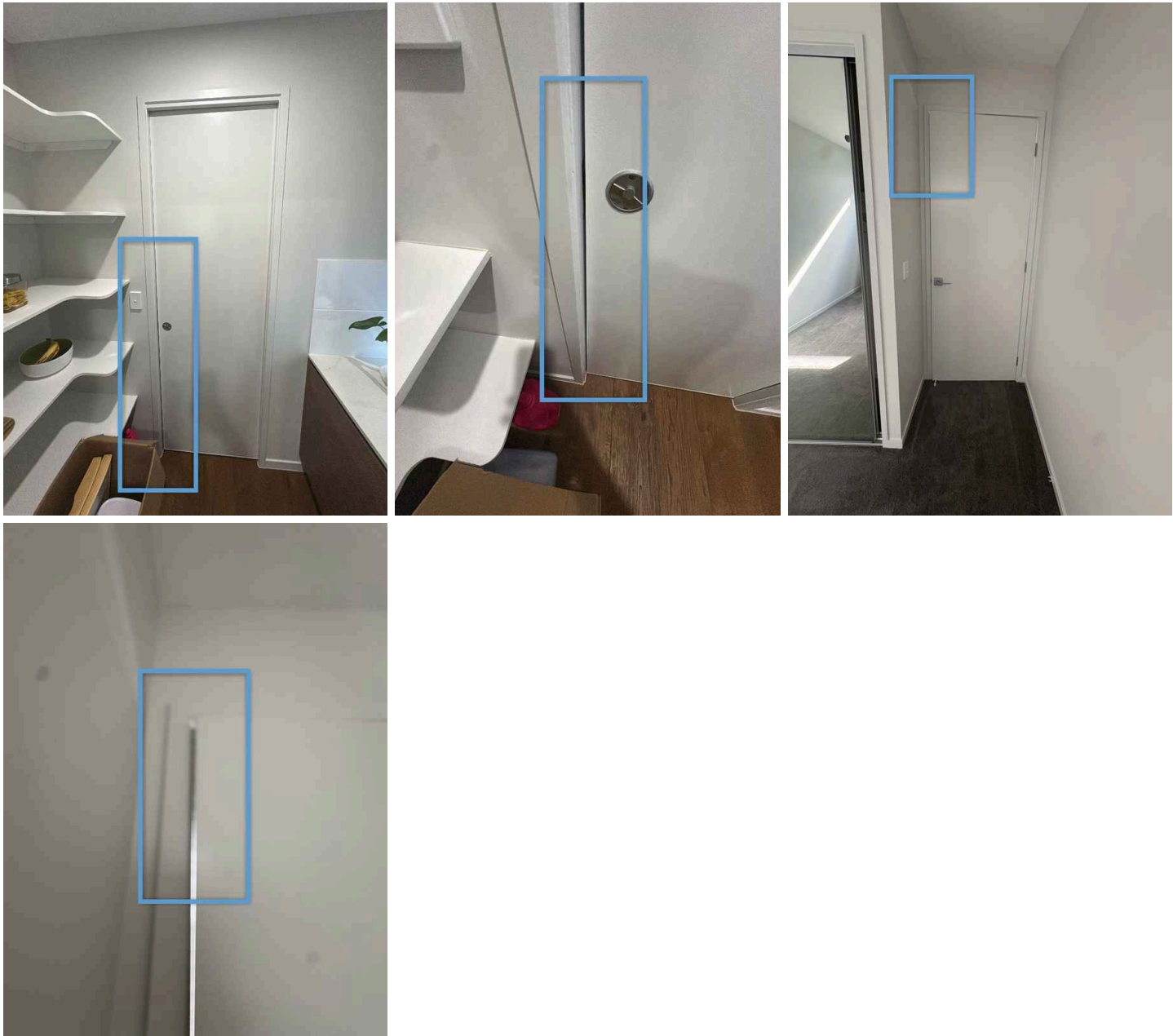
 Minor Defect



6.4.1 Windows and doors

DOORS REQUIRE ADJUSTMENT FOR SMOOTH OPERATION

 Minor Defect



6.4.2 Windows and doors
MINOR DAMAGE OBSERVED

 Minor Defect



6.8.1 Shower/Bath

SEALANT/ GROUT REQUIRES REPAIR/ REPLACEMENT

 Major Defect

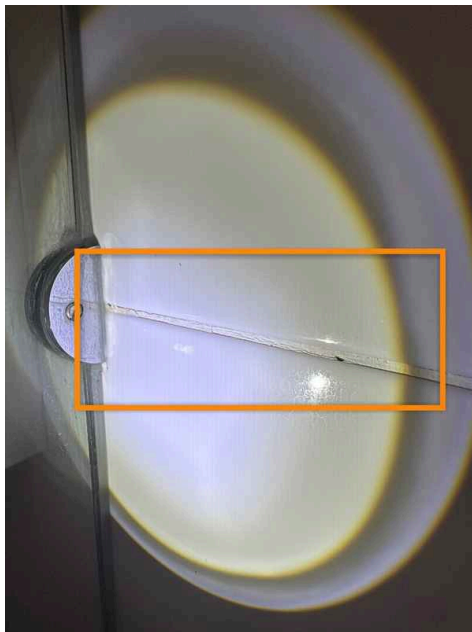
The sealants and / or grout to wet areas require repair where they are incomplete, defective, or no sealant or grout is installed. Recommend engaging a tiler or builder to assess and rectify to reduce the risk of water penetration and further deterioration.

Recommendation

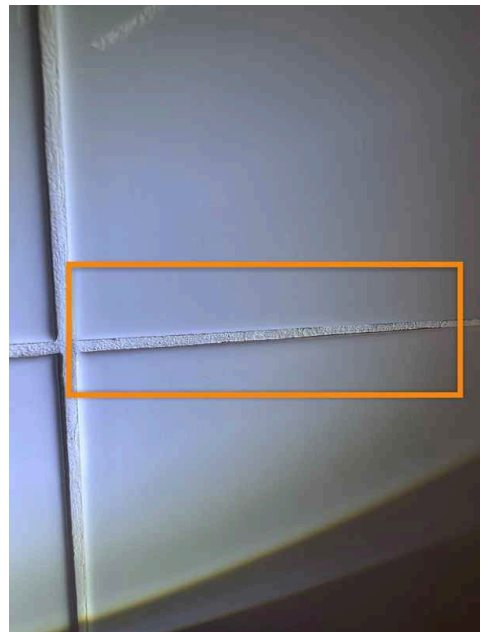
Contact a qualified tile contractor



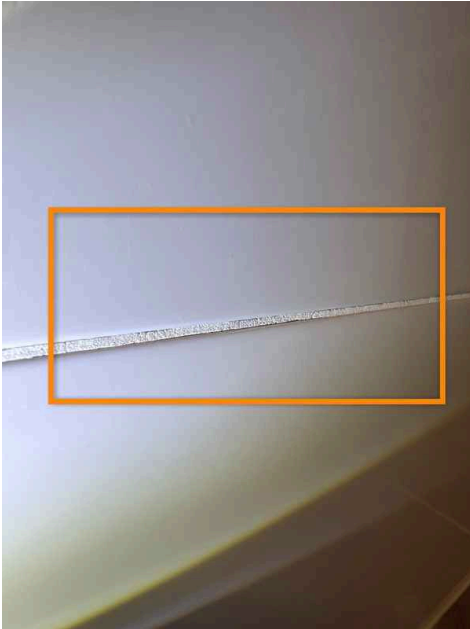
1st Floor Bathroom



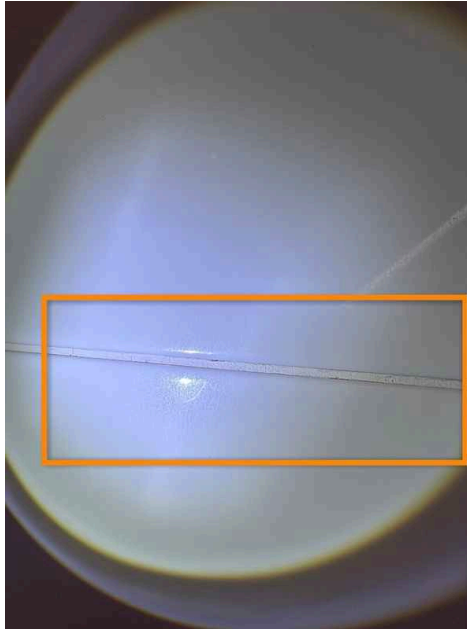
1st Floor Bathroom



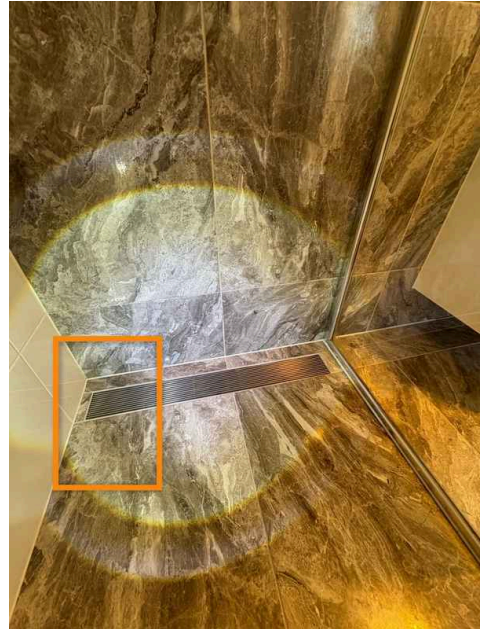
1st Floor Bathroom



1st Floor Bathroom



1st Floor Bathroom



1st Floor Ensuite



1st Floor Ensuite



1st Floor Ensuite

6.9.1 Sink/ Basin/ Trough/ Taps

LOOSE FIXTURES/ FITTINGS OBSERVED

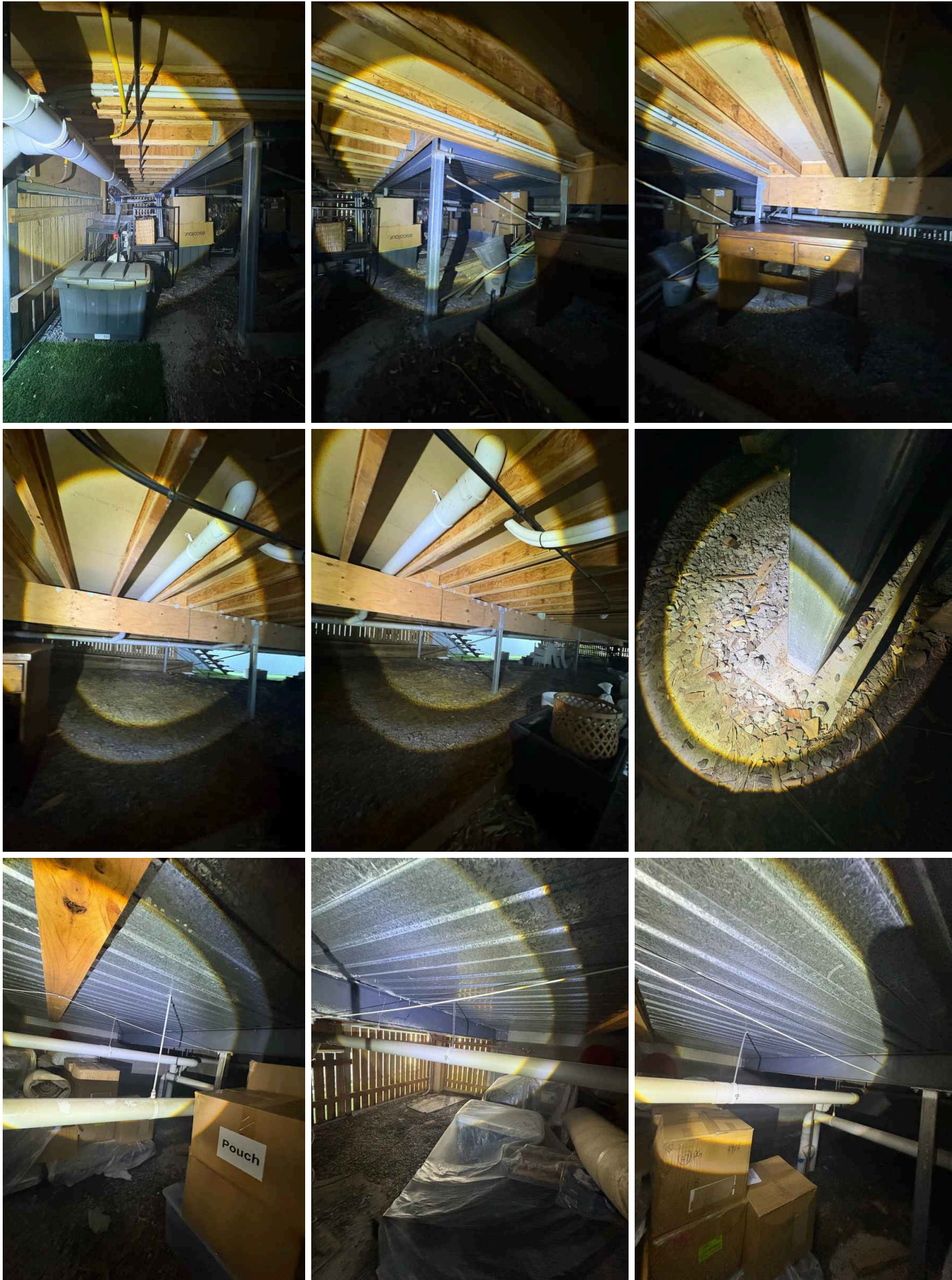


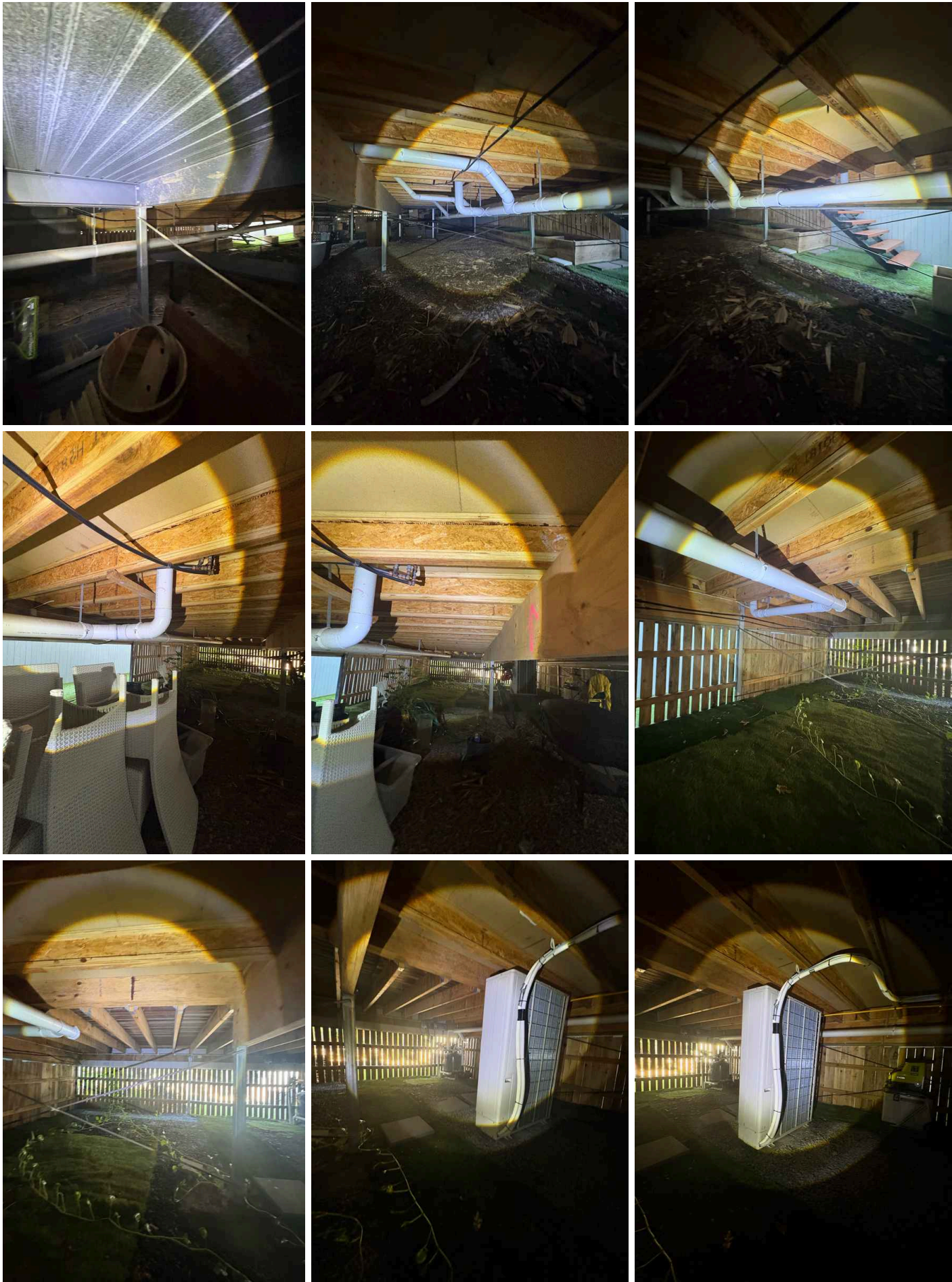


7: SUBFLOOR (IF APPLICABLE)

Information

Subfloor photos, obstructions & inaccessible areas: Subfloor photos



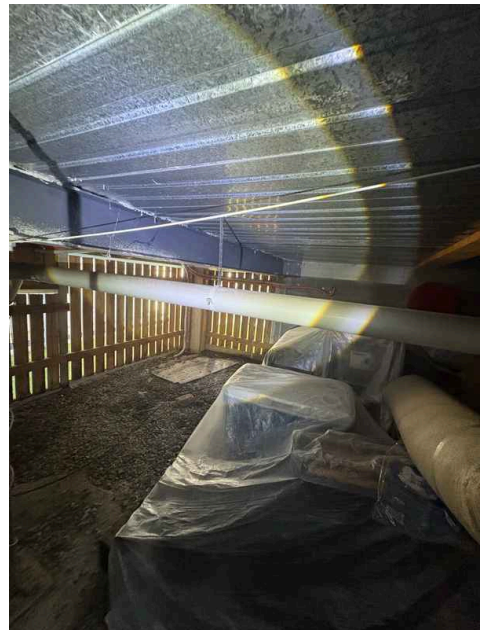
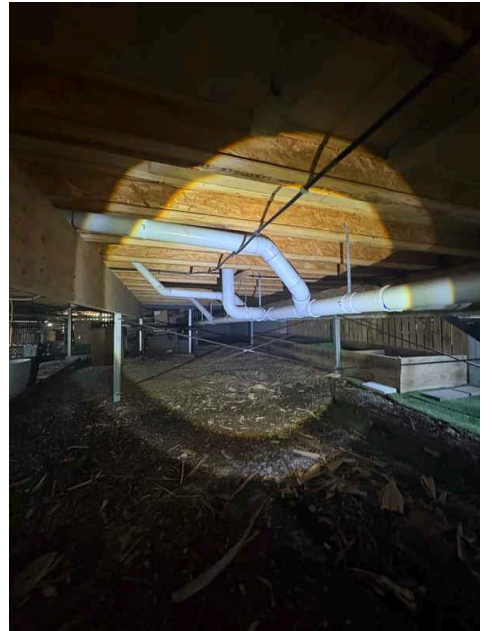


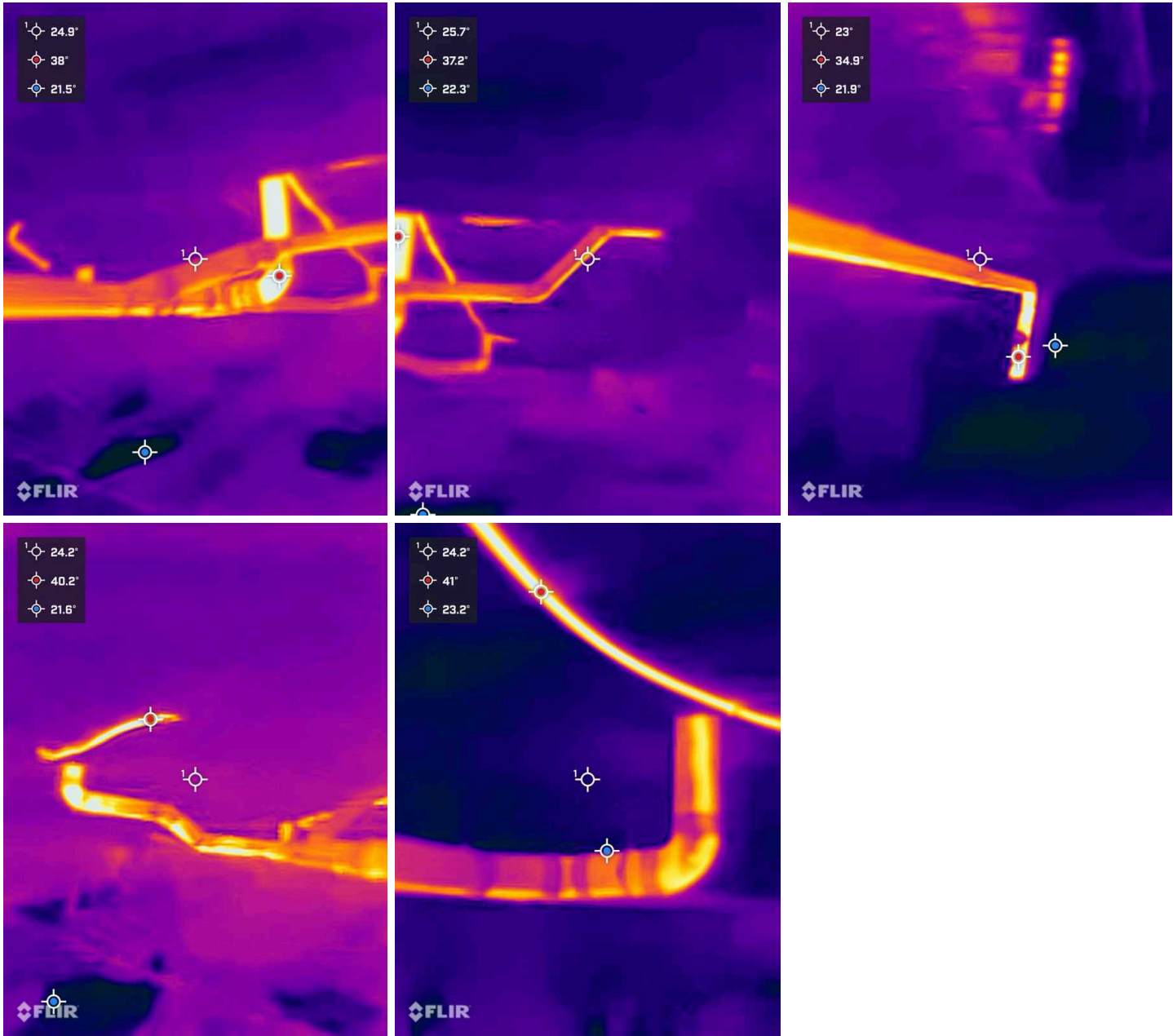
Limitations

Subfloor photos, obstructions & inaccessible areas

SUB-FLOOR ACCESS WAS OBSTRUCTED AT TIME OF INSPECTION

Plumbing pipes





Subfloor photos, obstructions & inaccessible areas
INACCESSIBLE SUBFLOOR AREAS AT THE TIME OF INSPECTION
N/A

8: ROOF SPACE (IF APPLICABLE)

Information

Roof space photos

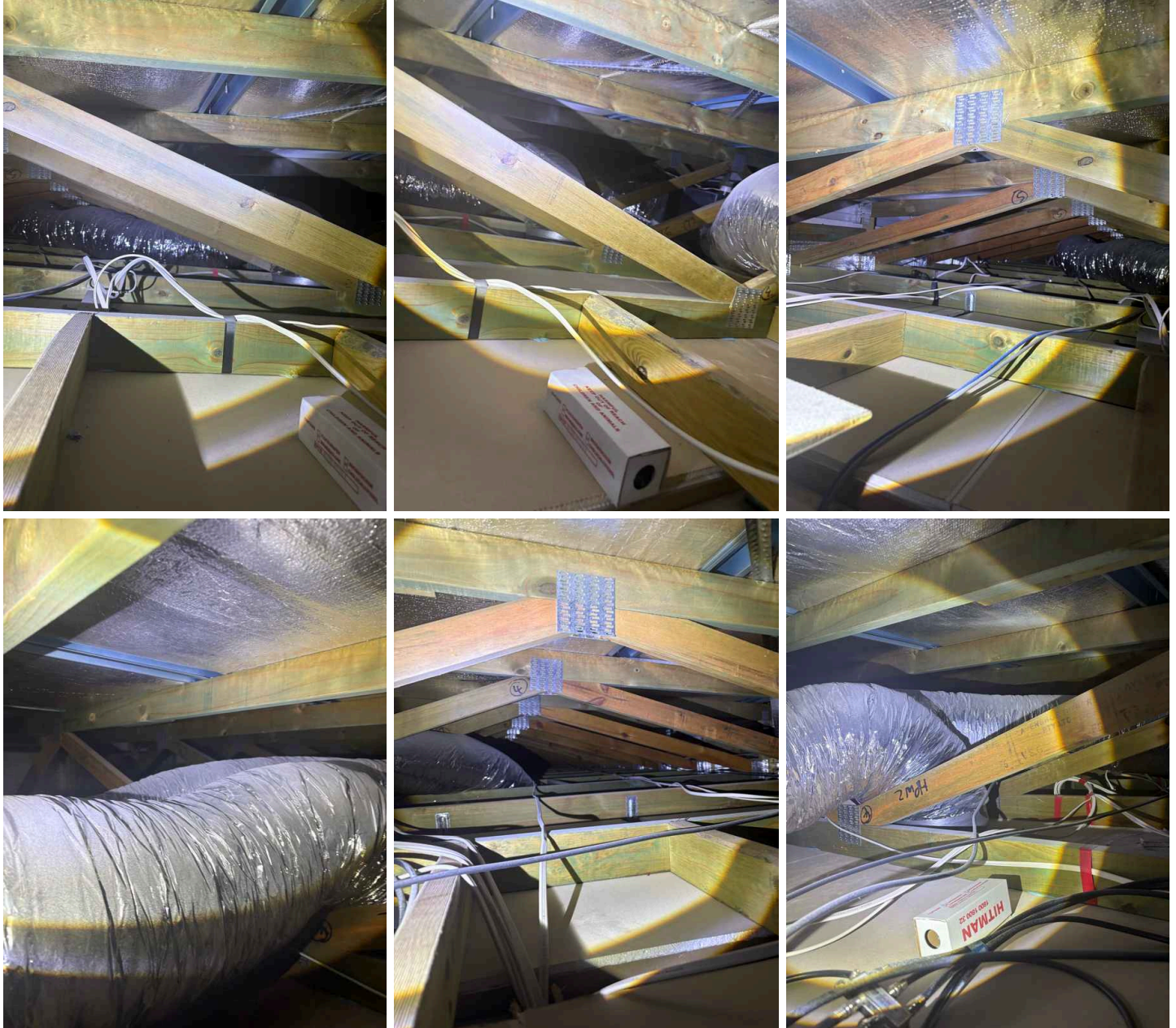


Limitations

Roof space, obstructions & inaccessible areas

ROOF SPACE ACCESS WAS OBSTRUCTED AT TIME OF INSPECTION

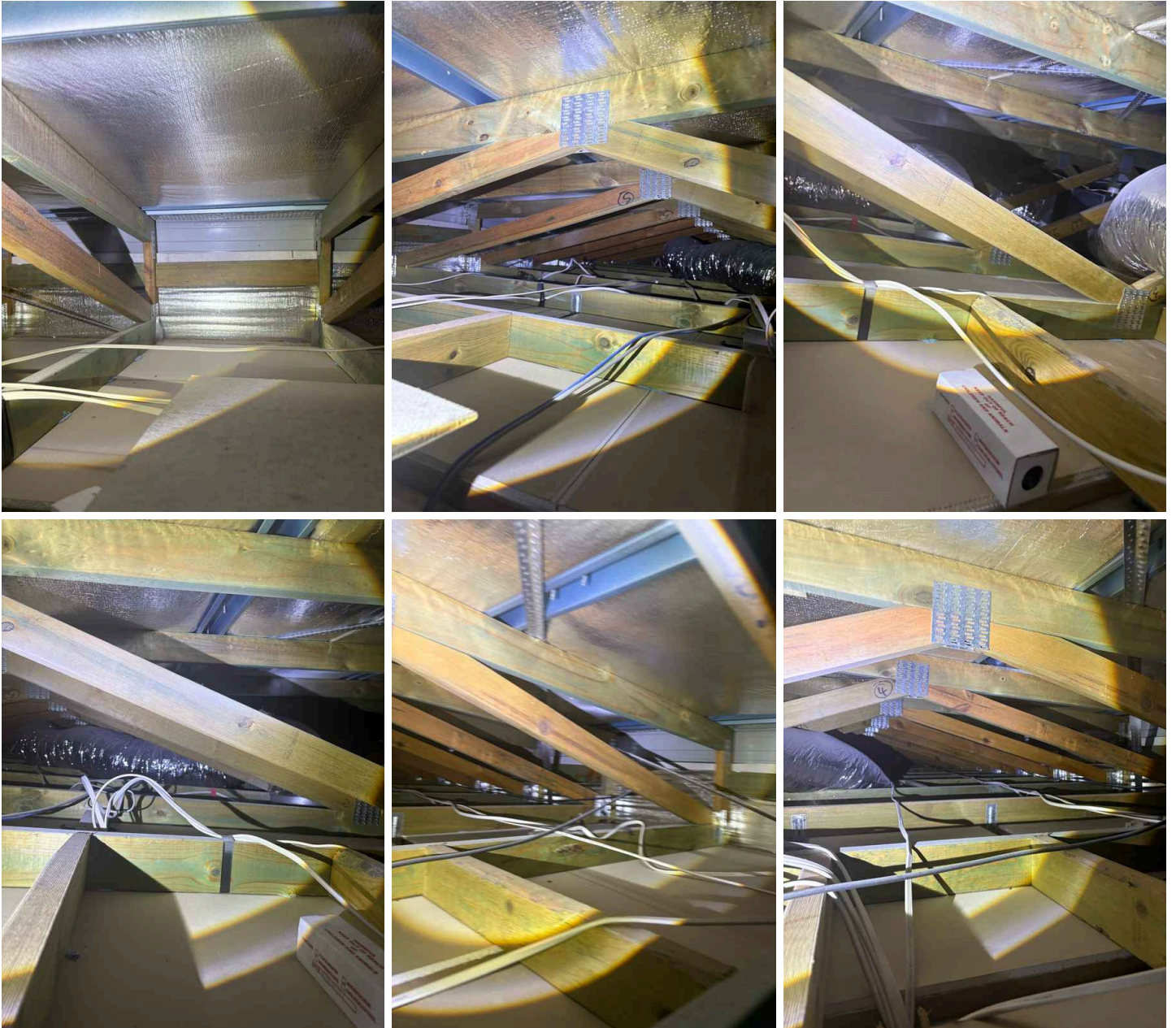
Low clearance to the outside edges of roof void, Ducting, Framing, Roof space inspected from a ladder at the manhole only



Roof space, obstructions & inaccessible areas

INACCESSIBLE AREAS OF THE ROOF SPACE AT THE TIME OF INSPECTION

Insufficient crawl space



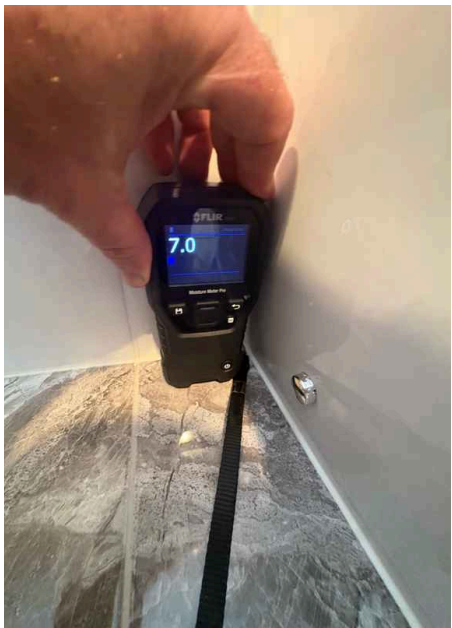
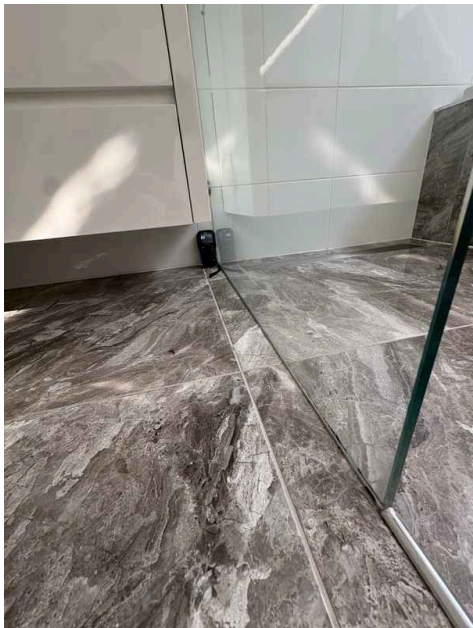
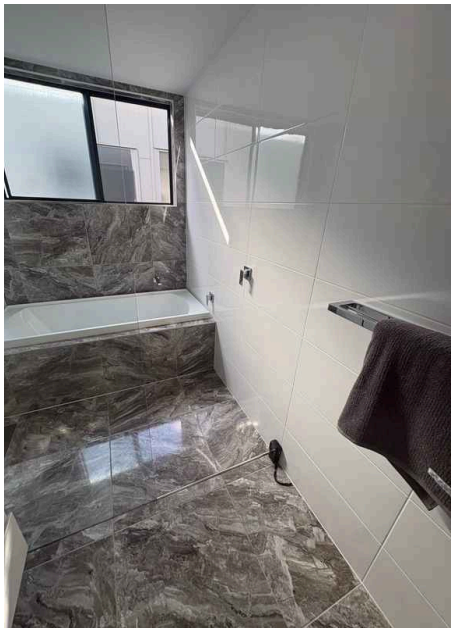
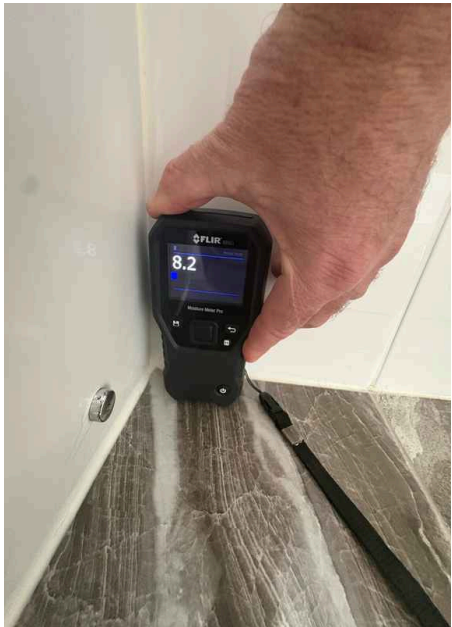
9: ANNEXURES

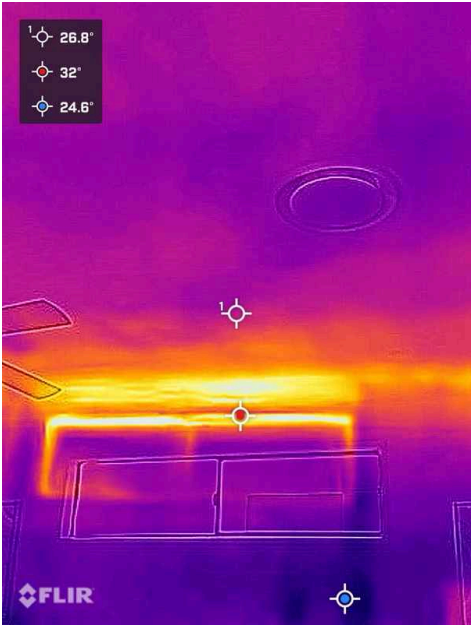
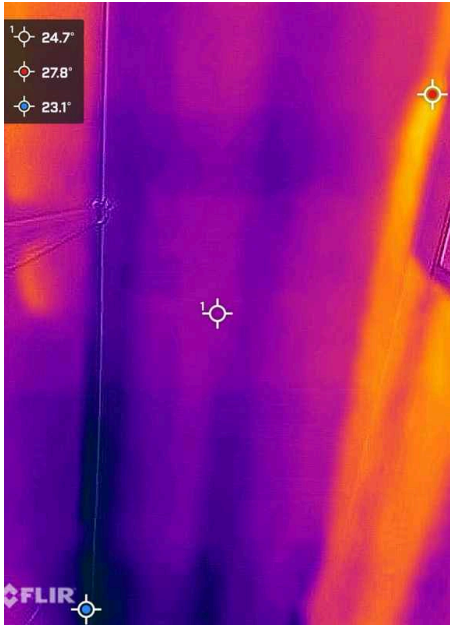
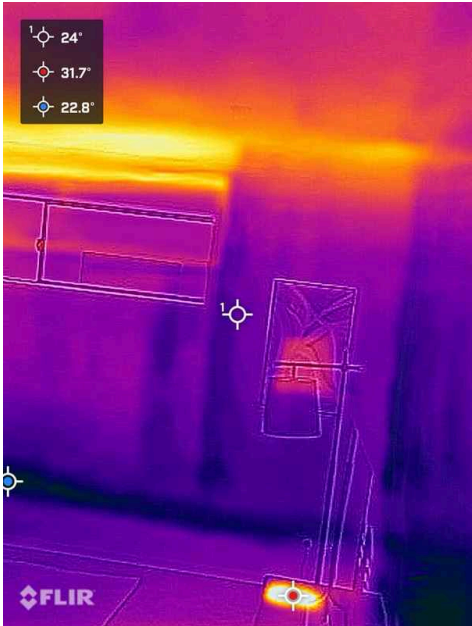
Information

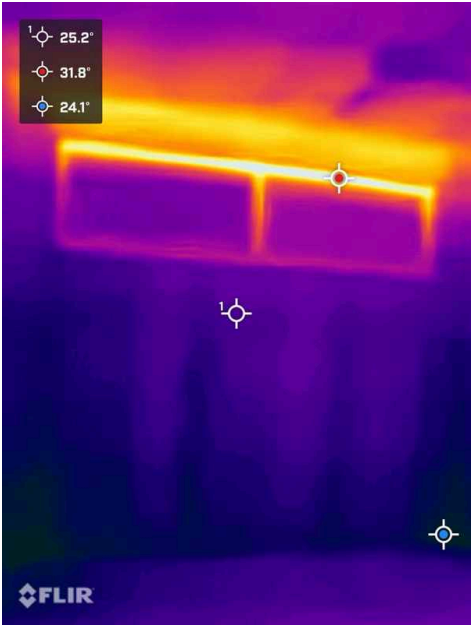
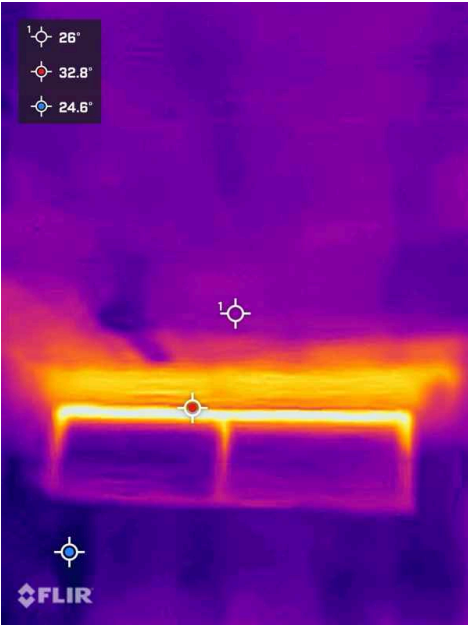
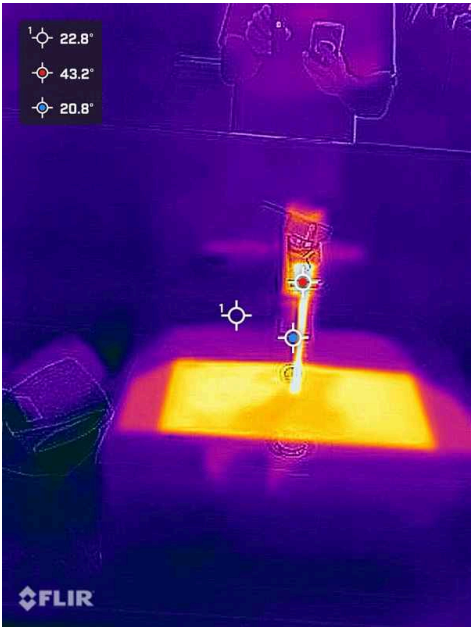
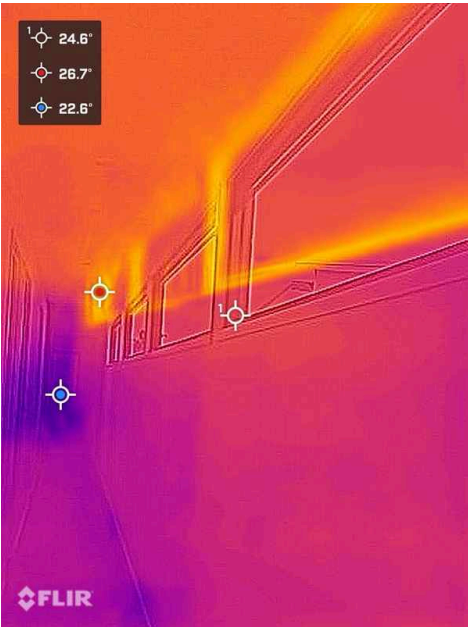
Moisture and Thermal Inspection Photos

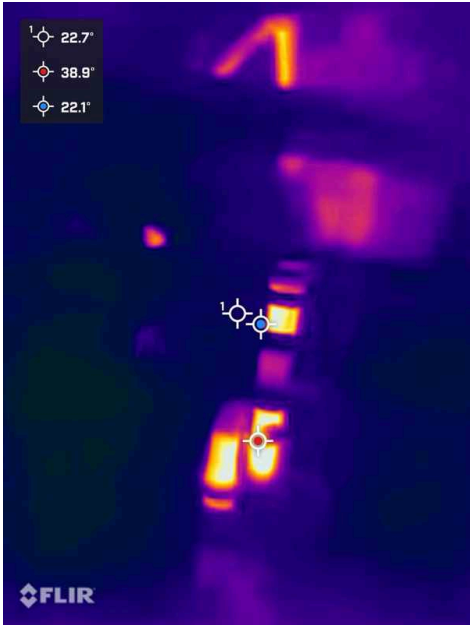
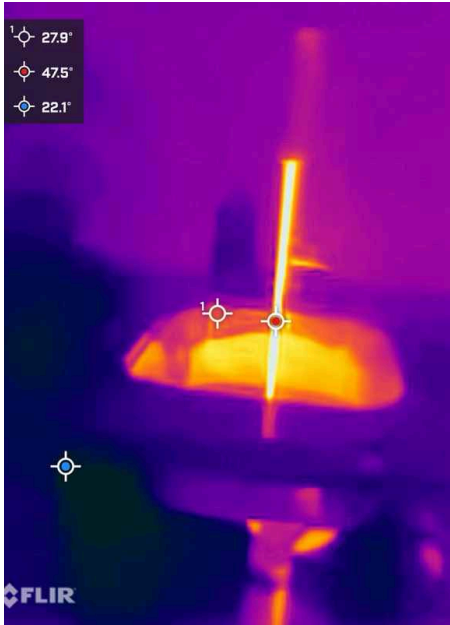
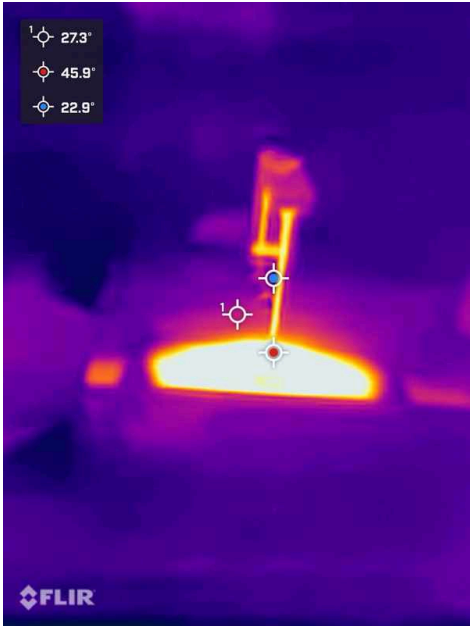
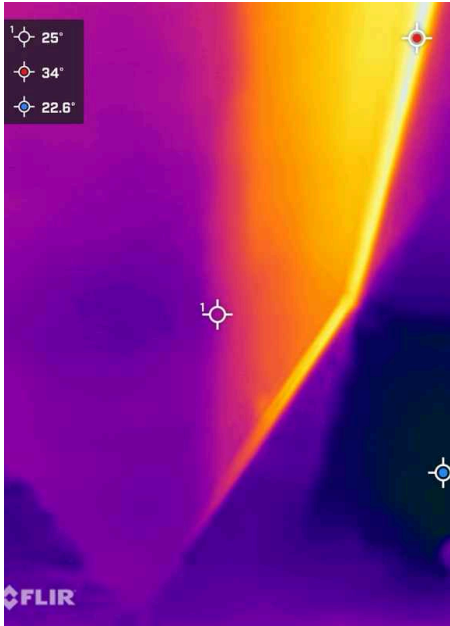
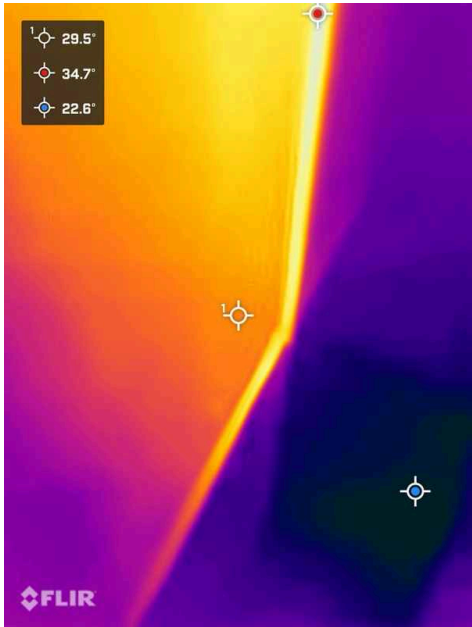
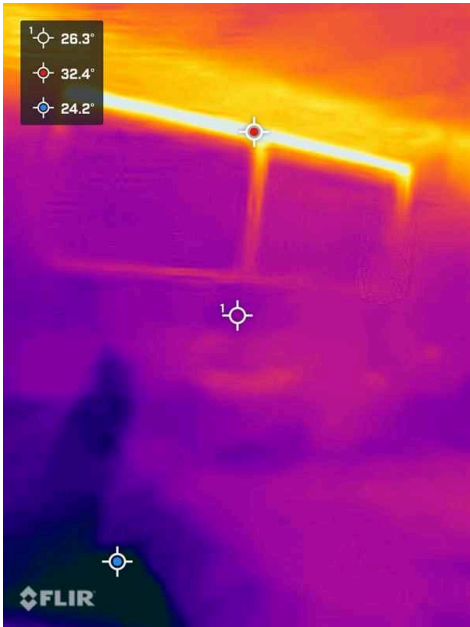
Moisture meter readings and thermal imaging were performed during the inspection and did not reveal elevated moisture levels or abnormal thermal patterns at the time of assessment. These diagnostic tools help identify potential hidden issues such as water intrusion/ leaks and deficiencies that may not be visible to the naked eye.











10: CERTIFICATION

Information

Inspector signature**Date of inspection**

16/06/2026

Inspector Name & License Number

Rick Mitchell (QBCC 1123705)

The inspector is the individual that performed the inspection on behalf of the Inspection Provider. If anything is unclear or you would like to better understand any item in this Report, please contact the inspector immediately. All items should be clearly understood before any action is taken on this Report.

STANDARDS OF PRACTICE

Inspection Details

Free Visual Termite Check**24 Mar 2026**

All Termite work is carried out by HitmanTermites QBCC No. 1129193 and/or technicians individually licenced with the QBCC.

Client Name	Ashlee Schafer
Address	2/62 Jamieson Street, Bulimba Queensland, 4171 Australia
Structure At	2/62 Jamieson Street Bulimba 4171 Queensland Australia
Email	Ashlee@naturalbydesign.com.au
Date of Check	24 Mar 2026
Check Type	Routine Service Check

AREAS CHECKED

THE AREAS CHECKED WERE	Roof Void
	Interior
	Sub-floor
	Garage
	Fences
	Exterior
	Garden (tree/stumps/posts)

Only structures, fences, &/or trees within 50m of the building but within the boundaries of the property were checked.

*Termite activity and/or damage may exist in these areas. We strongly recommend access is gained.

OBSTRUCTED AREAS

THE AREAS IN WHICH CHECK WAS OBSTRUCTED* (see also para 4 (d) of accompanying information)	Interior
Reason	Items stored obstructing view

DURABLE NOTICE STATUS/PROTECTION

Durable Notice	None
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LIVE TERMITES

WERE LIVE TERMITES FOUND?	☒ No
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IMPORTANT: If no live termites are noted above, visual evidence of termite attack and/or damage is reported below, you should be aware that termites may still be active in the immediate vicinity and may return to cause further damage. In many cases it is not possible, without benefit of subsequent check to ascertain whether an infestation is active or inactive.

EVIDENCE OF TERMITE DAMAGE AND/OR WORKINGS

WAS EVIDENCE OF TERMITE WORKINGS OR DAMAGE FOUND?	No
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TERMITE SHIELDING (ANT CAPS):

should be in good order and condition so termite mud tubes will be exposed and visible thus helping to stop termites gaining undetected entry. Missing, damaged or poor termite shielding/barriers increases the risk of infestation.

Whilst not a builder, it is considered that shielding is generally	Not Applicable
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SUBFLOOR DRAINAGE:

Poor subfloor drainage increases the likelihood of termite attack.

Whilst not a plumber, it is considered that drainage is generally	Not Applicable
---	----------------

SUBFLOOR VENTILATION:

Ventilation of the subfloor region is important in minimizing the opportunity for subterranean termites to establish.

It is considered that the ventilation is generally	Not Applicable
--	----------------

OTHER AREAS AND CONDITIONS THAT MAY ATTRACT TERMITE INFESTATION

Other areas include:	Various timbers in garden/fence in contact with soil
----------------------	--

General Remarks/Recommendations

General Remarks/Recommendations	I recommend a Termite monitoring / baiting / dusting system as detailed below. I have also given you a quote for this treatment
---------------------------------	---

Quote: Monitor/Baiting System

Interest Free 12 Month Payment Plan Available

Price \$:	6300.00
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A monitoring / baiting system by Hitman is done over a 12 month period. There are a minimum of 5 scheduled visits - the initial placement of the monitors, 60 days from that date, 6 months from that date and 9 months from that date and a 12 month check. On each of the scheduled visits the whole of the property/house is inspected and any activity treated. If the technician feels he needs to come back between the scheduled visits, then further visits are booked at no extra charge.

There is a 12 month warranty period from the first date of treatment. Any termite activity that may occur on the property during this period is treated under the contract.

After 12 months we will discuss a maintenance plan to give you ongoing peace of mind.

VISUAL TERMITE CHECK

**** This document contains important information about the scope and limitations of the Visual Termite Check and the Report to be provided to you in the form attached**

Background

Regular termite checks are important for the early detection of termite attacks. They also provide the opportunity to review and implement possible methods of minimising the risk of attacks including, for example, replenishing or repairing chemical soil barriers (where these are installed). This is why Hitman does this check free of charge with your pest control.

The Australian Standard AS3660.2 "Protections of Buildings from Subterranean Termites" strongly recommends inspections at intervals not exceeding 12 months.

Hitman ("**we**" or "**us**") provides a visual check to you ("**you**" or the "**client**") to attempt to identify infestation and/or damage by subterranean termites. The terms and conditions on which that service is provided are set out below.

Terms and Conditions

1. A check comprises a VISUAL CHECK of the primary building or structure on your property to ATTEMPT TO IDENTIFY subterranean termite ("**Termite**") infestation and/or damage and the preparation of a written Report in the form attached.
2. WE CANNOT AND DO NOT GUARANTEE that a check will identify Termite infestation or damage at the time of the check even when infestation and/or damage is subsequently found to have existed at the time. There are various reasons why, at any particular time, infestation and damage may not be identifiable including, for example, but not limited to, seasonal and climatic reasons.
3. A check does not include:
 - (a) attempting to identify pests other than Termites or damage caused by or likely to be caused by pests other than Termites;
 - (b) identification of any structural issues or damage at your primary building or structure not consequent on or likely to be consequent on termite infestation or previous Termite infestation;
 - (c) checking areas of your primary building or structure not fully and readily accessible to us at the time of the check; (d) checking outhouses, sheds or structures which are not part of the primary building or structure;
 - (e) providing Termite or any other form of pest treatment services including routine spraying of chemicals;
 - (f) replenishment or repair of soil or other barriers;
 - (g) breaking apart, dismantling, removing or moving objects at or on our primary building or structure;
 - (h) checking inside walls, between floors, inside skillion roofing or behind stored goods at or on your primary building or structure;
 - (i) digging, gouging, forcing or any other invasive procedures;
 - (j) checking furnishings or household items or other fixtures or fittings at or on your primary building or structure;
 - (k) without limiting paragraphs 3(a) or 3(b) above, any attempt to identify dry wood termites.
4. You acknowledge and agree that:
 - (a) Termite infestation or damage may be present at your primary building or structure even if not identified by us and that Termite infestation may occur in the future;
 - (b) whilst we make efforts to identify Termite infestation and/or damage at the time of the check, there are circumstances beyond our reasonable control which may disguise or conceal signs of Termite infestation and/or damage (for example, as a consequence of seasonal or climatic conditions or because certain parts of your primary building or structure were not accessible to us, partly accessible to us or not readily accessible at the time of the check);
 - (c) Termite barriers (if installed) impede concealed Termite entry but cannot stop Termites;
 - (d) inaccessible or partly inaccessible areas or sections of your primary building or structure may be infected or damaged or become infested or damaged by Termites;
 - (e) the Report does not and is not intended to be used by you to predict possible future infestation and/or damage by Termites At or on your primary building or structure;
 - (f) you are aware that routine checks should be carried out, at least, in accordance with the industry standard applicable at the time;
 - (g) infestation and/or damage is recorded in the Report, the Report only discloses that infestation and/damage has been identified, not the extent or degree of it;

(h) we are not responsible to repair any timber or other structures which may be identified as damaged by a check.

5. General Information

(a) If damage is identified, a suitably qualified person such as a qualified and accredited builders should investigate further to determine the extent or degree of damage and to undertake any necessary repairs:

(b) Where evidence of Termite activity and/or damage is found, some degree of concealed damage may exist and further investigation should be undertaken by you, by engaging a suitably qualified and accredited builder;

(c) Where evidence of Termite activity and/or damage is found in the roof void, it is likely that there will be damage in concealed timber wall studs and other areas and further investigation should be undertaken by you, by engaging a suitably qualified and accredited builder;

(d) Filled areas including areas with less than 400mm clearance, damp areas, formwork timbers, scrap timber and tree stumps (either in the sub-floor or adjoining/close to your primary building or structure) are all conducive to infestation by Termites:

(e) Any timber contact with the ground such as formwork, scrap timbers or stumps should be removed from under and around buildings and any leads repaired;

(f) Modern termite control agents are designed to be biodegradable. Consequently their period of effectiveness is limited by various factors including environmental factors. They should be replenished at regular intervals.

6. Limitations

(a) The information contained in this document, in particular, in paragraph 5 above and in the Report is byway of general information only and does not constitute advice or recommendations to you or any other person in any way whatsoever.

(b) None of us, our directors, contractors, agents, consultants, officers, employees, advisers, franchisees, representatives or associated entities make any representation or warranty, express or implied, as to the accuracy, reliability or otherwise of the information contained in this document and the Report or provided to you directly or indirectly and nothing in this document or the Report or however otherwise communicated to you (whether verbally or in writing) is, or is to be relied upon as a guarantee, promise, warranty or representation, whether as to the past, present or future Termite infestation and/or damage at your primary building or structure or in respect of any other matter.

(c) We are not liable to you or any other person for any cost, loss, expense, demand, claim, liability, damage or however otherwise (and whether for personal injury or death, property damage or whatever size) and whether in contract, tort, breach of statutory duty or however otherwise arising directly or indirectly from or in connection with this document, the Report or however otherwise, a negligent act or omission of any person, breach of statutory duty or any other matter.

(d) You indemnify us and our directors, consultants, contractors, agents, officers, employees, advisers, franchisees, representatives and associated entities from and against all loss, cost, expense, demand, damage, claim or liability (collectively "**loss or claim**") whatever and howsoever arising (whether in contract, tort, breach of statutory duty or otherwise) under or in connection with this document, the Report or its subject matter. Without limiting the application of any of the foregoing, this indemnity includes an indemnity for any loss or claim by any person, including any third party for injury or death or property damage or however otherwise.

I have read and understood this document and in particular the limitations and agree to hitman undertaking the check and providing the report on this basis.

SIGNED by

Client Name

Alistair Cornish

Client Signature

Technician Signature

Name of Technician

Vishal Ganatra

Pest Licence	PMT008377419
QBCC Licence	15271852
Dated	24 Mar 2026

SMOKE ALARM

CERTIFICATE OF COMPLIANCE



Property Details:

Date of Installation: 20 / 06 / 2026

Address: UNIT 2/62 JAMIESON STREET

Suburb: BULIMBA

State: QLD Postcode: 4171

Smoke Alarms at the above dwelling are:

- ✓ Compliant with AS 3786:2014.
- ✓ Photoelectric.
- ✓ Interconnected.
- ✓ Less than 10 years old.
- ✓ Operated when tested.
- ✓ Installed on each storey.
- ✓ Installed in each bedroom.
- ✓ Hardwired or powered by a non-removable 10-year battery or a combination of both.
- ✓ Installed in hallways which connect bedrooms and the rest of the dwelling; or if there is no hallway, between the bedrooms and other parts of the storey; and if there are no bedrooms on a storey at least one Smoke Alarm is installed in the most likely path of travel to exit the dwelling.

I confirm, the above property meets the compliance criteria and is therefore compliant at the time of installation.

Electrician Name: Munesh Chand

Electrical Licence Number: 1511134

Electrician Signature: 



CERTIFICATE OF COMPLIANCE

Smoke Alarm 'Certificate of Compliance' can only be issued when the Electrician certifies the entire dwelling is compliant at the time of the installation/inspection.

If a Smoke Alarm(s) has been tampered with or if the premises has undergone construction changes after the issuance of the Smoke Alarm Certificate of Compliance the premises 'may' become non-compliant.

For further detail about Queensland's Smoke Alarm regulations visit:
www.qfes.qld.gov.au/smokealarms

Maintenance

- Read the manufacturer instructions.
- Once a month check the operation of the Smoke Alarm by pressing the test button.
- Keep them clean.
- Dust and debris can interfere with their operation, so vacuum over and around your Smoke Alarm regularly.
- Smoke Alarms must never be painted.
- Failure to maintain your Smoke Alarm may lead to continued unwanted activations.
- If cooking smoke sets off the alarm, do not disable it. Turn on the range fan, open a window or wave a towel near the alarm until the alarm stops beeping, or use the hush button.
- If unwanted alarm activations persist when cooking, consider relocating the Smoke Alarm or change the range fan to exhaust externally.

What causes false activations of Smoke Alarms

In most cases false activations are not false. Activations can be caused from cigarette smoke, vaping, burnt toast, smoke from outside entering the window excessive humidity or other particles e.g. dust passing the sensor. It is important to identify the activated alarm and inspect the room for any of these potential triggers.

If the smoke alarm is activated it is important to know something has triggered the alarm. It is best to identify the room and smoke alarm which has been triggered and to then survey the room to identify the cause.

If hardwired interconnected photoelectric smoke alarms are activating and there is no identifiable cause for the activation (e.g. cigarette smoke, vaping, steam, fumes from cooking, smoke from outside entering the window excessive humidity or dust), the issue could be related to the power supply.

In some regional or remote areas in Queensland, fluctuations in the power supply travelling to your house or from electrical/electronic equipment in your home may cause false activations of hardwired smoke alarms. This is also known as 'dirty power' and solar energy may also cause these fluctuations in power supply. To overcome this problem, a filter can be installed on the switchboard to reduce the impact of these fluctuations in power supply.