



BEFORE YOU BUY

BEFORE YOU BUILD

Building and Timber Pest Inspection Report

Inspection Date:

Property Address: Queensland, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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Original Inspection Date
Modified Date

The Parties

Name of Client:

Name of Principal (if applicable):

Job Address: Queensland, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name: Jim's Building Inspections (Mooloolaba)

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: Nil Applicable



Section A Results of inspection - summary

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

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage	✓	
Conditions Conducive to Timber Pest Activity	✓	

Additional specialist inspections:

- Not Applicable

In summary the building, compared to others of similar age and construction is in good condition generally, however some defects identified.



Section B General

General description of the property

Building Type:	Residential, Detached
Number of Storeys:	Single
Main building – floor construction:	Concrete, Slab on ground
Main building – wall construction:	Brick Veneer (Timber Framed)
Main building – roof construction:	Corrugated Iron (e.g. Colourbond), Timber Framed
Other timber building elements:	Architraves, Door Frames, Doors, Skirting Boards
Other building elements:	Fence - Post and Rail Construction, Garage
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	South
Prevailing weather conditions at the time of inspection:	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Gardens
- Interior
- Posts
- Roof Exterior
- Roof void
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Insulation
- Stored items
- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk

rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

SAMPLE



Section D Significant Items

Safety Hazard

No evidence was found.

Major Defect

No evidence was found.

Minor Defect

Finding 3.01

Building: Main Building

Location: Yard - Back

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated (gates not closing and palings missing). Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Section D Significant Items



Finding 3.02

Building: Main Building

Location: Entry

Finding: Cracking - Damage Category 0 - Hairline (less than 1mm)

Information: Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

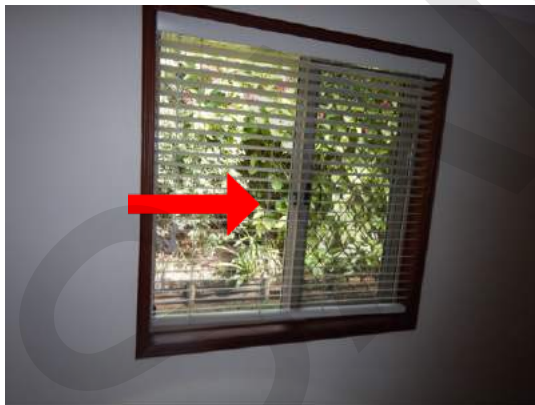


Section D Significant Items

Finding 3.03

Building: Main Building
Location: Internal Areas
Finding: Window - Missing handle
Information: The handle to the window was missing at the time of the inspection. Absence of the handle limits the operation of the window and may pose as a security risk.

Replacement of the handle should be conducted as soon as possible. A general handy person or window installer should be appointed to perform these minor works to improve the operational state of the affected window and improve the security of the internal area.



Section D Significant Items



Section D Significant Items

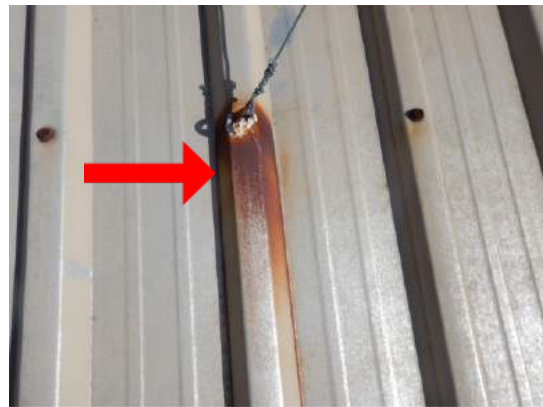
Finding 3.04

Building: Main Building
Location: Roof Exterior
Finding: Roofing - Minor Surface Rust
Information: This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of inadequate coatings..

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A painter may be appointed to undertake these works.



Section D Significant Items

Finding 3.05

Building: Main Building
Location: Path - Front
Finding: Cracking - External Concrete Paving Damage
Information: Cracks or movement was identified in external concrete paving in this location at time of inspection.

Expansion and contraction of the slab may have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Minor repairs such as grinding of the pavement is at the clients discretion.



Live Timber Pest Activity

No evidence was found.

Section D Significant Items

Timber Pest Damage

Finding 5.01

Building: Main Building

Location: Yard - Back

Finding: Evidence of termite damage - external

Information: Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive.

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

A fencing contractor may be appointed to repair/replace fencing where necessary. Old timber material that serves no purpose should be removed immediately.



Section D Significant Items



SAMPLE



Conditions Conducive to Timber Pest Activity

Finding 6.01

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Bridging or breaching of termite barriers - weep holes
Information:	Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is recommended that weep holes are left exposed in all areas throughout the external property. Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.



Section D Significant Items

Finding 6.02

Building: Main Building

Location: Yard - Back

Finding: In ground contact

Information: Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Frequent pest inspections are advised to readily identify any termite activity in these areas.



Finding 6.03

Building: Main Building
Location: Exterior walls - right side
Finding: HWS Overflow - Not Connected
Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



Finding 6.04

Building: Main Building

Location: Roof

Finding: Gutters - Blocked

Information: Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed to ensure dry conditions are maintained.

It is advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



Section D Significant Items



Finding 6.05

Building: Main Building

Location: Meter Box

Finding: Evidence of a chemical treated zone barrier was identified

Information: During inspection of the property, it was noted that works to install a chemical treated zone barrier had previously been completed. A chemical treated zone barrier is likely to ensure effective protection against termites.

However, we strongly recommend annual inspections of the barrier and surrounding areas as there are several factors that can lead to deterioration of the barrier and decrease its effectiveness.

Where a Termite Management System has been identified, the client should identify to the type of barrier, date of installation, warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment. All physical systems are primarily designed to prevent concealed entry.

Section D Significant Items



D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -
- Not Applicable

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

D5 Conclusion - Assessment of overall condition of property

The house was found to be in a good condition overall. No structural concerns or major defects were identified at the time of inspection. As expected for a house of this age and construction method minor defects were identified and should be attended to as advised in each defect statement.

No evidence of termite activity was found in the house. Old inactive termite damage was identified to the fence and timber items in the back yard. Some items considered to be conducive to termite attack were found and should be addressed as recommended in order to help reduce the likelihood of termites becoming active.

The house is considered susceptible to termite attack due to the method of construction (timber framed construction) and there being concealed entry points (Bridged visual barriers to the weep holes of the house).

Evidence of a termite management system was found (IE durable notice in the meter box and under kitchen sink).

Summary (cont)

Due to the date on this notice it is recommended that the chemical barrier be re-applied. Due to the concealed entry points found (bridged barriers and no visual barriers) inspections at 6-12 month intervals are recommended to detect any termite activity that may occur through these points

For further information, advice and clarification please contact on

Section E Attachments and Further Comments

SAMPLE



Definitions to help you better understand this report

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

Definitions to help you better understand this report

Methamphetamine	An amphetamine type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high risk) drug under the Misuse of Drug Act.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/ manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termite Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Termites at the time of inspection.
Termite Attack	Termite Activity and/or Termite Damage.
Termite Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Termites.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Definitions to help you better understand this report

SAMPLE



Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Inspection Consultant ("the Consultant") was a "Pre-Purchase Building and Termite Inspection Report". A Pre-Inspection Agreement was issued prior to service and forms part of the service agreement.

PURPOSE The purpose of this inspection is to provide advice to the client or other interested party regarding the condition of the property at the time of inspection. A report may be conditional on the following:

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

SCOPE OF INSPECTION

The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the costs of rectification of defects is not required in an inspection report.

The Report deals only with the detection or non-detection of Termite Attack and Conditions Conducive to Termite Attack discernible at the time of inspection.

The inspection was limited to 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.

The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report.

The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the 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.

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 practice at the time of construction and which has been maintained such that there is no significant loss of strength and serviceability.

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

EXTENT OF REPORTING

Significant items to be reported are as follows:

Terms on which this report was prepared

- (a) Major defects.
- (b) A general impression regarding the extent of minor defects. NOTE: For example, significantly deteriorating exterior paint.
- (c) Any major defect that is an urgent and serious safety hazard. NOTE: For example, unsafe balustrades or imminent collapse of a structural member.
- (d) Presence or absence of termite activity or damage
- (e) Presence or absence of other timber pest activity or damage
- (f) Evidence of conditions conducive to termite activity.

LIMITATIONS

The Client acknowledges:

1. That this Report is prepared in accordance with AS 4349.1-2007 and AS 4349.3 - 2010 but that it is not a Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. 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, and unsafe to access 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.
4. 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.
5. 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.
6. The Inspection and Report are not a warranty as to the absence of Termite Attack.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Termites (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 does not deal with any termite preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by termites. However, this additional information or advice may be the subject of a termite management proposal which is adequately specified.
9. Where insulation is present it is advised that these items should be moved or removed to allow a full inspection to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.
10. Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of building defects, termite activity and/or damage. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.
11. Where the subject building is part of a strata or company titled property, the inspection was limited to assessing the interior and immediate exterior of a particular unit. The Client may have additional liability for Building Defects, Property Maintenance and Timber Pest Attack in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified. Seek further advice from your Building Inspector.
12. Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected.

Terms on which this report was prepared

13. If a building or part of a building, is constructed on a concrete slab it is always more susceptible to concealed termite entry.

UNDETECTED DEFECT RISK RATING

Where the risk rating for undetected defects is considered medium or high, a further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access have 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.

This is often called an Invasive inspection as in some instances it may also require the removal of ceiling and wall linings and the cutting of traps and access holes. Seek further advice from your Building Inspector.

EXCLUSIONS

This report excludes assessment of: Footings below ground, concealed damp proof course, electrical installations, concealed plumbing, adequacy of roof drainage, gas fittings and fixtures, air-conditioning, automatic garage doors, pools and related equipment, alarm systems, operation of fireplaces and chimneys, flues and solid fuel heaters, alarm and intercom systems, soft floor coverings, appliances, paint coating, health hazards, timber and metal framing size and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment such as soil conditions, control joints, sustainable development provisions, concealed timber frames, landscaping, rubbish, floor coverings, furniture and accessories, stored items, insulation, environmental matters or lighting and energy efficiency.

IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

IMPORTANT SAFETY INFORMATION - ASBESTOS

We cannot comment on the presence or absence of Asbestos from this building as it is not within the scope of this report and requires specialist inspection services. It is however strongly advised that the presence of Asbestos be presumed until otherwise definitely known.

Asbestos containing materials may include sheet type building materials, roofing materials, insulations and linings and more. Especially in buildings that were built or modified pre-1992 further inspection should be undertaken prior to works like renovations, extensions, repairs and maintenance or where any materials which could contain Asbestos become damaged or worn.

An Asbestos Inspection and Condition Audit is always advised.

IMPORTANT SAFETY INFORMATION - SAFETY GLASS

Glazing standards in contemporary or recently constructed buildings are governed by the Building Code of Australia (National Construction Code) and will almost always be constructed using glazing designed to minimise injury if

Terms on which this report was prepared

impacted or broken. Glazing in older homes is highly unlikely to be 'Safety Glass' and may cause significant injury if damaged. Exercise care and caution around glass in older homes in particular.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

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.

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns:

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.