Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Sat, 21 Feb 2026

Property Address: 4/48-50 Ann St, Dandenong VIC 3175, Australia

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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.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date:	Sat, 21 Feb 2026
Modified Date:	Tue, 24 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	4/48-50 Ann St, Dandenong VIC 3175, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Mohamed Khattab Ph: 0477 660 118 Email: Berwick@jimsbuildinginspections.com.au
	Engineers Australia 10472010
Company Name:	Jim's Building Inspections (Berwick)
Company Address and Postcode:	Pakenham 3187
Company Email:	Berwick@jimsbuildinginspections.com.au
Company Contact Numbers:	0477 660 118

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:

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	✔	

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Concrete, Slab on ground
Furnished	Unfurnished
No. of bedrooms	2
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Fence - Post and Rail Construction, Garage, Pergola
Other Timber Bldg Elements	Skirting Boards, Window Frames, Internal Joinery, External Joinery, Doors, Door Frames, Deck, Eaves
Roof	Timber Framed, Pitched, Tiles
Storeys	Single
Walls	Brick veneer construction with a concrete/reconstituted stone plinth course at ground level, Timber Framed and Clad
Weather	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.

- Interior

- Exterior

- Roof Exterior - Part

- Roof Void - Part

- The Site

- Wall Exterior

- Trees

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.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - Part.

- Wall exterior due to obstructions.

- Wall Exterior - where neighbouring buildings immediately adjoin.

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 may be concealed by the following obstructions which prevented full inspection:

- Decking

- Ceiling linings

- Appliances and equipment

- Above safe working height

- Duct work

- Evidence of recently painted walls or ceilings

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Landscaping

- Rugs

- Stored items

- Vegetation

- Wallpaper or Wall Coverings

- 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: **High**

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

Section D Significant Items

Safety Hazard

No evidence was found

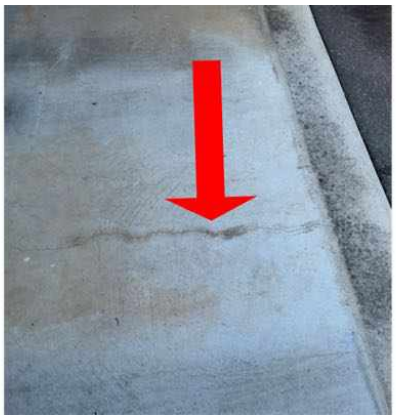
Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	Garage
Finding:	Noticeable cracks in concrete slab of the the garage floor
Information:	During the inspection, multiple noticeable cracks were identified in the concrete slab of the garage floor. These cracks vary in size and location, which may indicate underlying movement or stress within the slab. While they do not currently appear to significantly impact the structural integrity, their presence suggests potential early-stage deterioration. It is recommended that the cracks be monitored closely over the next 12 months. If any of the cracks widen or worsen during this period, it is critical to engage a structural engineer immediately to assess the situation and recommend appropriate rectification measures to prevent further damage and ensure the long-term stability of the structure.



Defects 3.02

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate

Information: The site drainage in sections of the side yards and the backyard was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Defects 3.03

Building: Main Building

Location: Sideyard

Finding: Tree Located in Close Proximity to Building – Side Yard

Information: A mature tree was identified on the left-hand side yard located very close to the exterior walls of the house and adjacent building elements, including downpipes. The proximity of the tree raises concern regarding potential root interaction with footings,

underground services, and nearby building components.

Tree roots can exert pressure on foundations, drainage systems, and surface elements, and may contribute to movement, cracking, or damage over time. Due to the non-invasive nature of the inspection, the extent of any root impact could not be determined at the time of inspection.

It is recommended that a qualified arborist assess the tree and its root system to determine whether it poses a risk to the structure or adjacent building elements. This assessment should be carried out without delay, and any recommended management or removal actions should be implemented as required.

Defects 3.04

Building:	Main Building
Location:	All External Areas
Finding:	Dented Downpipes – Front Elevation
Information:	

Two downpipes located at the front elevation were observed to be dented. The deformation appears to be minor in nature and is likely the result of impact damage.

While the downpipes were not observed to be actively leaking at the time of inspection, denting can potentially restrict water flow or weaken the pipe material over time, particularly during heavy rainfall events. Damage to stormwater components may also affect the overall presentation of the façade.

It is recommended that a licensed plumber assess the extent of the deformation and, if necessary, repair or replace the affected sections to ensure proper stormwater discharge and maintain the integrity of the drainage system.

Defects 3.05

Building:	Main Building
Location:	Front Elevation
Finding:	Window seals - deteriorated
Information:	The window seal to the window in the front elevation is in a generally poor condition. Due to frequent exposure to weather conditions and subsequent moisture, deterioration of window seals is expected in a property of this condition and age. Where window seals have deteriorated, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised. It is recommended that all deteriorated window seals be replaced by a general handyman or sealant expert to prevent any further damage and to restore the window to a fully functional level.

Defects 3.06

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Open Gap at Base of Rear External Wall – Brickwork/Cladding Junction
Information:	An open gap was observed at the base of the rear external wall where the

brickwork/cladding meets the adjacent structure and decking surface. The opening appears unsealed, with visible voids extending into the wall cavity area.

Unsealed gaps at external wall junctions may allow the entry of moisture, vermin, insects, and debris into the wall cavity. Over time, this may contribute to moisture-related deterioration of internal building elements or create conducive conditions for timber pest activity. Proper sealing and detailing at such junctions are essential to maintain the integrity of the external building envelope.

It is recommended that a qualified builder assess the affected area and install appropriate closure detailing, backing material, and external-grade sealant or flashing as required to properly close the gap while maintaining any necessary drainage provisions in accordance with acceptable building practice.

Defects 3.07

Building:	Main Building
Location:	Exterior walls - rear
Finding:	Brickwork expansion joint - Seal missing.
Information:	During the inspection, it was noted that the seal for the brickwork expansion joint is missing on the rear exterior walls. Expansion joints in brickwork are critical as they accommodate the natural movement of building materials caused by thermal expansion, contraction, and other environmental factors. The absence of a proper seal in these joints can lead to several issues:

- Water Penetration: Without a seal, water can penetrate the expansion joint, potentially leading to water damage within the wall cavity and interior spaces. This can result in dampness, mold growth, and deterioration of building materials.

- Energy Efficiency: Gaps in the expansion joints can affect the building's insulation properties, leading to increased energy consumption for heating and cooling.

To address this issue, it is recommended that a qualified handyman, caulking specialist, or bricklayer be engaged to inspect and reseal the expansion joint. This will help maintain the integrity, durability, and appearance of the brickwork, as well as

prevent potential water ingress and structural problems.

Defects 3.08

Building: Main Building

Location: Exterior walls - rear

Finding: Water Staining to Rear Downpipe Joints

Information:

Water staining was observed to two downpipes located at the rear of the property, specifically at the joint junctions. Visible residue and discolouration around the connection points suggest that minor leakage may be occurring during rainfall events.

Leakage at downpipe joints can allow uncontrolled discharge of stormwater at the base of the wall, which may contribute to moisture accumulation near footings and adjacent building elements over time.

It is recommended that a licensed plumber inspect the affected downpipe joints and reseal, refit, or replace the connections as necessary to ensure they are watertight and functioning correctly.

Defects 3.09

Building: Main Building

Location: Exterior walls - rear

Finding: Unsealed Junction – Rear External Wall (Cladding to Brickwork Interface)

Information:

The junction between the external cladding and adjacent brickwork at the rear elevation was observed to be unsealed. A visible gap is present along the interface, and no appropriate flexible sealant or weatherproof detailing was noted at the time of inspection.

Unsealed wall junctions may permit moisture ingress, draughts, and pest entry into the wall cavity. Over time, this can contribute to deterioration of internal building elements and compromise the weather-tightness of the external envelope.

It is recommended that a qualified caulking specialist apply an appropriate flexible, exterior-grade sealant to the junction to ensure the area is properly weatherproofed and waterproofed while allowing for normal building movement.

Defects 3.10

Building: Main Building

Location: All Internal Areas

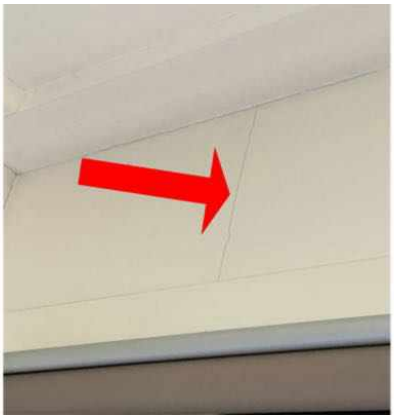
Finding: Vertical Cracking Above Windows and Sliding Doors – Living Area

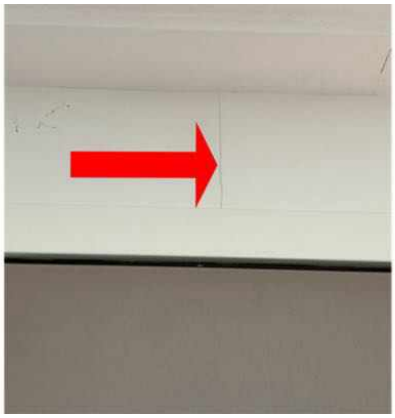
Information:

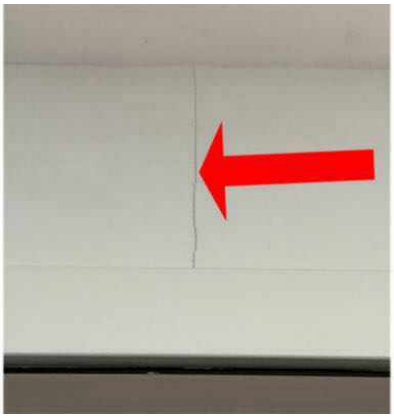
Multiple vertical cracks were observed to internal wall surfaces in the living area, predominantly above windows and sliding door openings. The cracks were measured to be approximately 1 mm to 2 mm in width and appear consistent with movement-related stress concentrations commonly occurring at openings.

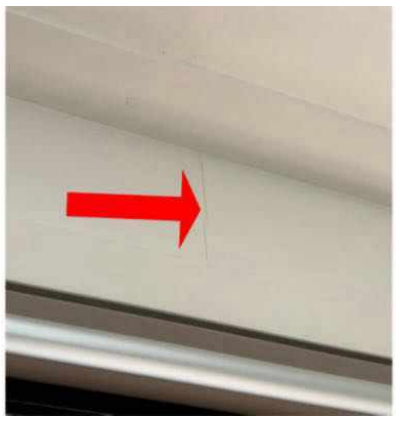
Cracking in these locations is typically associated with minor settlement, thermal expansion and contraction, or normal building movement around structural openings. While the cracks are not considered structurally significant at the time of inspection, their width places them within a range that warrants monitoring to ensure they are not progressive.

It is recommended that the cracks be monitored for further movement. If no progression is noted, cosmetic repairs may be undertaken by a qualified plasterer or painter, including filling, sanding, and repainting. Should the cracking widen, continue to develop, or show signs of structural movement, further assessment by a registered builder or structural engineer would be advised.









Defects 3.11

Building: Main Building

Location: All Internal Areas

Finding: Minor Gaps at Ceiling-to-Wall Junctions – Internal Areas

Information:

Minor separations and small gaps were observed at various ceiling-to-wall junctions throughout the dwelling. The gaps are generally fine and localised, consistent with typical shrinkage and minor settlement movement that commonly occurs as building materials adjust over time.

Such gaps are generally cosmetic in nature and are often attributable to normal structural movement, seasonal expansion and contraction, or minor settlement. No evidence was observed at the time of inspection to suggest structural failure associated with these junctions.

If considered unsightly, a qualified painter or handyman can undertake cosmetic rectification works including filling, re-sealing, sanding, and repainting to achieve a uniform and consistent finish. Ongoing monitoring is recommended to ensure the gaps do not progressively widen.

Defects 3.12

Building:	Main Building
Location:	Bedroom 1
Finding:	Damaged Plaster Finish – Corner Junction, Bedroom 1
Information:	

Damage and deterioration were observed to the internal plaster finish at the corner junction in Bedroom 1, extending vertically from approximately skirting level upward. The plaster surface shows signs of cracking, separation, and localised delamination of joint compound along the corner bead.

The condition appears consistent with minor building movement and/or inadequate joint preparation or finishing at the time of construction. While the defect is not

considered structural in nature, it affects the finish quality and presentation of the room and may worsen if left unaddressed.

It is recommended that a qualified plasterer attend to remove any loose material, resecure or reinstate the corner bead if required, reapply joint compound, sand smooth, and repaint to achieve a uniform and professional finish consistent with surrounding wall surfaces.

Defects 3.13

Building:	Main Building
Location:	Laundry
Finding:	Failed Upper Cabinet Hinge – Laundry Cupboard
Information:	

The upper hinge to the laundry cupboard door was observed to have separated from its fixing point and is no longer securely attached. The hinge is defective and does not properly support the door in its current condition.

A failed hinge may cause misalignment of the cupboard door, difficulty in operation, and additional stress on the remaining hinges, potentially leading to further hardware damage if not addressed.

It is recommended that a qualified handyman or cabinetmaker replace the defective hinge and ensure the cupboard door is correctly aligned and securely fixed to allow

smooth and safe operation.

Defects 3.14

Building: Main Building
Location: Toilet (WC)
Finding: Minor Gap – Floorboard to Door Frame Junction (WC Entrance)
Information:

A minor gap was observed between the floorboards and the adjacent door frame at the entrance to the WC room. The separation appears to be the result of initial installation detailing rather than structural movement.

While the condition is cosmetic in nature, open gaps at floor junctions may allow dust accumulation and detract from the overall finish quality of the area.

Rectification can be undertaken by a qualified flooring specialist or carpenter, either by applying an appropriate flexible sealant or installing a suitable trim/scotia to achieve a neat and uniform finish.

Defects 3.15

Building: Main Building
Location: Bathroom

Finding: Shower Floor Grout, Sealant Deterioration and Inadequate Falls

Information:

Sections of the grout to the shower floor tiles and wall tiles were observed to contain minor gaps and localised deterioration. Small separations were also noted in the silicone sealant at the wall-to-floor junction, with minor mould growth visible along the base sealant line. Additionally, after operating the shower continuously for approximately 25 minutes, residual water was observed pooling in sections of the tiled floor, indicating that the falls to the waste in some areas may be insufficient to achieve effective drainage.

Deteriorated grout and sealant may allow water penetration beneath tiles, potentially leading to concealed moisture damage over time. Inadequate floor falls can result in ongoing water ponding, increasing the risk of mould growth, surface deterioration, and moisture impact to adjacent finishes. Given that this is an open (disability-access) shower without screens or a shower enclosure, the potential for water migration to surrounding areas is increased.

It is recommended that a qualified tiler or bathroom specialist attend to rake out and regrout affected areas, remove and replace deteriorated silicone with mould-resistant sanitary-grade sealant, and assess the adequacy of tile falls toward the waste. While rectification of falls can be complex, professional advice should be sought. In the interim, it is strongly advised that the shower area be thoroughly dried after each use to minimise moisture impact to surrounding finishes

Defects 3.16

Building:	Main Building
Location:	Garage
Finding:	Hairline Cracking – Mortar Joints, Garage Internal Brickwork
Information:	

Hairline cracking was observed to mortar joints within the internal brickwork walls of the garage. The cracking is minor in width and appears consistent with normal building and ground movement commonly experienced in residential structures over time.

At the time of inspection, the cracking does not appear structurally significant and is

considered typical settlement-related movement. Such minor mortar cracking is relatively common and may remain stable without further progression.

The condition may be left as is; however, if considered unsightly, a qualified bricklayer can undertake localised repointing of affected mortar joints for cosmetic improvement.

Defects 3.17

Building: Main Building

Location: Garage

Finding: Localised Damage – Concrete Slab, Storage Area within Garage

Information:

Localised damage and irregularity were observed to the concrete slab surface within the storage area of the garage. The affected section appears to have been cut, chipped, or shaved during initial construction, possibly to accommodate service penetrations or plumbing installations.

Based on visual assessment, the condition appears historic and does not currently indicate active structural distress. The slab remains generally serviceable; however, the surface finish is uneven in the affected area.

If desired for appearance or surface uniformity, a qualified concreter can assess the area and undertake patching or resurfacing works as appropriate.

Defects 3.18

Building: Main Building

Location: Entry

Finding: Entry Door Rubbing Against Floor Finish

Information:

The main entry door was observed to be rubbing against the adjacent floorboards during operation. Evidence of friction is visible, including localised removal of floorboard polish at the contact point. A weather strip/seal is installed to the underside of the door, which may be contributing to the reduced clearance.

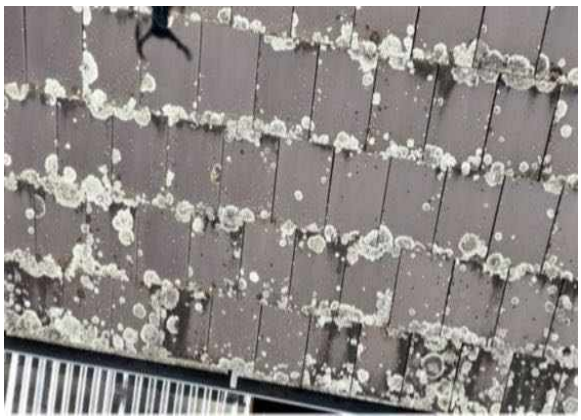
Continued friction may cause further damage to the floor finish and place unnecessary stress on the door hinges and hardware. The condition affects both functionality and presentation.

It is recommended that a qualified carpenter assess the door assembly. The weather strip may be temporarily removed to determine whether it is the cause of the interference. If friction persists, the door should be realigned, adjusted at the hinges, or carefully shaved at the bottom to provide adequate clearance without compromising weatherproofing performance

Defects 3.19

Building: Main Building

Location:	Roof Exterior
Finding:	Roof Requires Cleaning and Ongoing Maintenance
Information:	The roof covering was observed to be heavily soiled, with visible build-up of fungal growth, organic matter, bird droppings, and general surface contamination. The extent of the build-up limits clear visual assessment of the roof surface in some areas. Accumulated organic matter may retain moisture, accelerate surface deterioration, and contribute to premature ageing of roofing materials. Regular maintenance is essential to preserve roof integrity and drainage performance. It is recommended that a qualified roofing contractor undertake comprehensive pressure cleaning using appropriate methods suitable for the roof material. Following cleaning, the roof should be inspected for any damaged or displaced tiles, defective ridge capping, or other maintenance issues. Ongoing annual inspections (approximately every 12 months) by a roofing specialist are advised, and sealing treatments may be considered if recommended by the contractor to enhance durability and weather resistance.



Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

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

- Upon inspection, the 2-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

Several obstructions and limitations were present at the time of inspection, restricting access and visibility in certain areas. These impediments affected the ability to conduct a fully comprehensive assessment. The client is advised to clear these obstructions and arrange a follow-up inspection to ensure all areas are thoroughly inspected.

Disclaimer

This report is based on a visual inspection of accessible areas and is reflective of the conditions observed at the time of inspection. Some issues may not be visible or detectable due to existing obstructions, limitations, or the inherent nature of building materials and construction methods. As a visual inspection, this assessment is limited to the conditions observed during the inspection period, and as such, cannot account for potential changes or developments occurring after the inspection date. Once the inspection is complete and the report is issued, it should be noted that it represents the status of the property at that moment in time and may not reflect any subsequent changes.

Particularly regarding external elements such as concrete paving and outdoor drainage systems, evaluations are inherently limited when conducted in dry conditions, and it may not be possible to assess the complete drainage performance or identify water pooling issues that could become evident in periods of rainfall. Although a spirit level was used to check multiple areas of the paving for slope, this method cannot account for each and every point across the paving, nor can it replicate the effects of heavy rain. Thus, without rainfall during the inspection, any potential drainage issues or water pooling along the perimeter cannot be fully anticipated.

Furthermore, this report notes that various wet areas, such as showers, may not have been used for extended periods. While moisture testing was conducted at accessible locations, prolonged inactivity can obscure potential leaks or hidden defects, as some issues may only manifest after sustained use. Therefore, issues related to inactive wet areas may require ongoing observation over time to ensure that any potential problems can be identified and addressed.

Any recommendations provided herein are made to the best of professional judgment, based on current observations, and should not be considered exhaustive of all potential defects or maintenance needs. It is recommended that clients undertake regular inspections and proactive maintenance, particularly of exterior elements and areas exposed to environmental factors, to support the ongoing integrity of the property and to address potential issues that may arise under varying conditions. Regular professional evaluations can help ensure that the property's condition is maintained over time, especially as weather and usage patterns fluctuate.

For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

Section D Significant Items

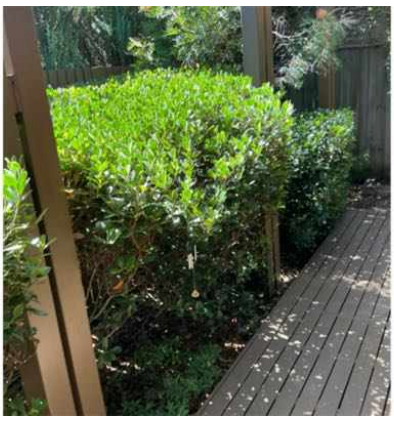
The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Obstructions and Limitations - Interior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

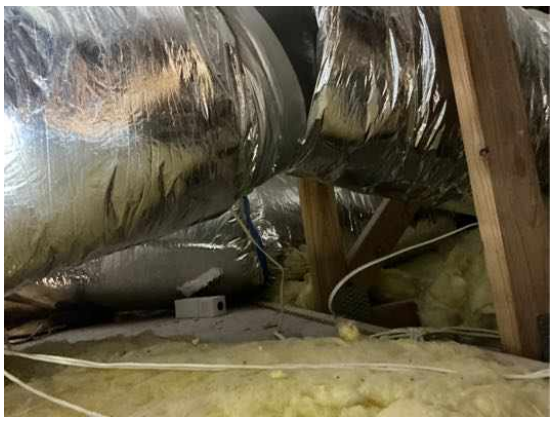
Noted Item

Building:	Main Building
Location:	All External Areas
Finding:	Obstructions and Limitations - Exterior
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the external areas of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations - roof cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine,Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm2 (Residential) or 10 micrograms/100 cm2 (Commercial).

Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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