



Building Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: 15 Manna Gum Dr, Pakenham VIC 3810,
Australia



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|------------------|---------------------------------|
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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.

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: Fri, 20 Mar 2026

Modified Date: Mon, 23 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 15 Manna Gum Dr, Pakenham VIC 3810, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mohamed Khattab Ph: 0477 660 118
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Company Name: Jim's Building Inspections (Berwick)

Company Address and Postcode: Pakenham 3810

Company Email: Berwick@jimbuildinginspections.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 maintenance items required.

Section B General

General description of the property

| | |
|----------------------------|--|
| Building Type | Residential, Detached |
| Company or Strata title | No |
| Floor | Concrete, Slab on ground |
| Furnished | Unfurnished |
| No. of bedrooms | 4 |
| Occupied | Unoccupied |
| Orientation | North West |
| Other Building Elements | Driveway, Fence - Post and Rail Construction, Garage, Pergola, Retaining Walls, Shed |
| Other Timber Bldg Elements | Architraves, Deck, Door Frames, Doors, External Joinery, Internal Joinery, Skirting Boards, Window Frames, Floorboards |
| Roof | Pitched, Timber Framed, Tiles |
| Storeys | Single |
| Walls | Brick Veneer (Timber Framed), Rendered |
| 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.

- Exterior
- Interior
- Roof Exterior - Part
- The Site
- Wall Exterior
- Roof Void - Part

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:

- Site - Part.
- Wall exterior due to obstructions.
- Roof Exterior - Part

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:

- Above safe working height
- Appliances and equipment
- Ceiling linings
- Debris in gutters

- Decking
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Rugs
- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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: All External Areas
Finding: Defective Retaining Wall Timber – Deterioration and Decay
Information:

The timber retaining wall elements surrounding the dwelling were observed to be deteriorated, with visible signs of decay and weathering to multiple sections. The affected components exhibit loss of material integrity and are no longer in sound condition.

Deterioration of retaining wall timbers can compromise their structural performance, potentially leading to soil movement, reduced lateral support, and eventual failure of the retaining system. This may also contribute to ground instability in adjacent areas of the property if not addressed.

A qualified carpenter or suitably experienced retaining wall specialist should be engaged to assess the full extent of the deterioration. The affected timber elements should be removed and replaced, with all new materials properly treated for external in-ground use. Associated works, including reinstatement of structural support and drainage provisions where required, should be completed to ensure the retaining wall performs as intended.





Defects 3.02

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Site drainage - Inadequate |
| Information: | The site drainage in the yards 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 discharge 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: | All External Areas |
| Finding: | Defective Downpipes – Detachment and Damage |
| Information: | A number of downpipes around the dwelling, including within the side yard, were observed to be in defective condition. One downpipe is partially detached from its joint connection point, while another shows damage at the lower section near the stormwater connection. These conditions indicate compromised integrity of the rainwater disposal system. |

Defective or damaged downpipes can lead to uncontrolled discharge of roof water, which may result in water pooling around the base of the structure, increased risk of moisture ingress, and potential foundation movement or deterioration over time.

A licensed plumber should be engaged to resecure the partially detached downpipe and repair or replace the damaged section of piping at the stormwater connection. All works should ensure proper alignment, secure fixing, and effective discharge of stormwater away from the structure.



Defects 3.04

| | |
|--------------|---|
| Building: | Main Building |
| Location: | External concrete paving |
| Finding: | Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm) |
| Information: | Distinct cracks were identified in external concrete paving. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface. |

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also 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, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

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.

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.05

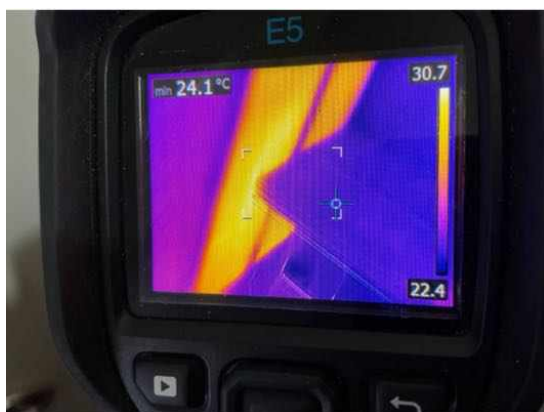
| | |
|--------------|---|
| Building: | Main Building |
| Location: | Ensuite - Master |
| Finding: | Excessive Moisture Detected to Shower Area and Adjacent Elements |
| Information: | Elevated moisture readings were recorded to the shower wall tiles, the plasterboard walls behind the shower from both sides, and the adjacent skirting boards using a non-invasive moisture meter. The skirting boards show signs of prior water damage that appears to have been painted over; however, high moisture levels remain present. The shower was operated continuously for approximately 45–60 minutes, and thermal imaging was undertaken, which did not identify any active moisture migration beyond the immediate area at the time of inspection. No visible surface damage was noted to the wall linings behind the shower from both sides; however, the assessment is limited to a visual, non-invasive inspection. |

Excessive moisture in wet areas may indicate underlying defects such as leaking plumbing components, failed or deteriorated waterproofing, or water ingress through grout lines or junctions. If not addressed, this condition can lead to concealed damage to wall framing, linings, and finishes, and may contribute to mould growth and long-term structural deterioration.

A licensed plumber should be engaged as a matter of urgency to undertake further

investigation to determine the exact source of the moisture ingress. This may include invasive inspection where required. All identified defects should be rectified accordingly, and any damaged materials (including skirting boards and wall linings) should be repaired or replaced following устранation of the moisture source.





Defects 3.06

| | |
|--------------|--|
| Building: | Main Building |
| Location: | All External Areas |
| Finding: | Window seals - deteriorated |
| Information: | The window seals have deteriorated and are 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 3.07

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Fencing |
| Finding: | Fencing - Deteriorated |
| Information: | It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. 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.



Defects 3.08

Building: Main Building
Location: Yard - Side
Finding: Rotten Timber Trim Below Sliding Door
Information:

The timber trim located beneath the sliding door in the side yard was observed to be deteriorated and affected by rot. The timber shows loss of integrity consistent with prolonged exposure to moisture and weathering.

Deteriorated and rotten timber elements can continue to degrade over time, potentially allowing moisture ingress into adjacent building components and compromising the durability of the door framing and surrounding finishes.

A qualified carpenter should be engaged to remove and replace the affected timber trim with suitably treated material designed for external exposure. All works should ensure proper sealing and protection to prevent future moisture-related deterioration.



Defects 3.09

Building: Main Building

Location: Deck

Finding: Minor Deterioration to Timber Decking Boards

Information:

A section of the timber decking in the backyard was observed to exhibit early signs of deterioration to the decking boards, likely associated with weathering and possible moisture exposure over time. The affected area appears to have been previously painted, and the boards were found to be firm underfoot at the time of inspection, with no significant structural movement noted.

While currently minor and largely cosmetic in nature, continued exposure to moisture and environmental conditions may result in progressive timber decay if not maintained, potentially leading to future loss of durability and performance of the decking surface.

A qualified carpenter or decking specialist may be consulted to assess the affected boards. Maintenance works such as sanding, sealing, or localised replacement of deteriorated boards can be undertaken at the client's discretion to preserve the condition and longevity of the deck.



Defects 3.10

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Internal Areas |
| Finding: | Windows - Stiff to slide |
| Information: | Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building. |

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.



Defects 3.11

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Kitchen |
| Finding: | Kitchen plumbing pipes - Leaking |
| Information: | The plumbing pipes in the kitchen were found to be leaking at the time of inspection. |

This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements



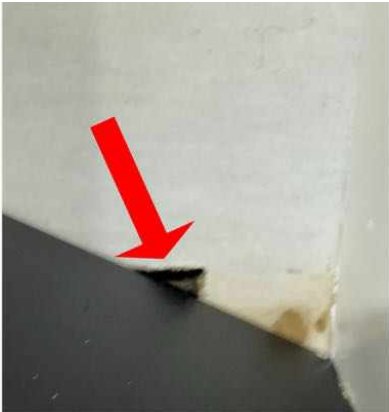
Defects 3.12

Building: Main Building
 Location: Kitchen
 Finding: Defective Finishes to Kitchen Rangehood Area and Splashback
 Information:

Gaps were observed behind the rangehood area, along with a crack at the junction between the underside of the rangehood bulkhead and the adjacent cornice. Additionally, the splashback tiles behind the kitchen tap show deteriorated or missing grout, particularly at the base junction. These conditions indicate incomplete or defective finishes to the kitchen wall and tiled surfaces.

Open gaps and cracked junctions may allow moisture, grease, and contaminants to penetrate into wall cavities, potentially leading to deterioration of internal linings and finishes over time. Defective or missing grout to splashback tiles can permit water ingress behind the tiles, increasing the risk of concealed moisture damage and mould development in the surrounding areas.

A qualified plasterer should be engaged to properly fill and finish the gaps and cracks around the rangehood and cornice junctions, followed by sanding and painting to match adjacent surfaces. A qualified tiler should be engaged to regrout and seal the splashback tiles, particularly at the base, to ensure the area is adequately sealed and protected against moisture ingress.



Defects 3.13

Building: Main Building
Location: Bedroom 3
Finding: Defective Plaster Finish to Bedroom Three Wall
Information:

A section of the plaster wall in Bedroom Three was observed to be defective, with visible paint bubbling to the surface. Upon light pressure, the affected area appeared hollow, indicating a lack of proper plaster backing or patching behind the painted finish. This suggests the area has been previously damaged and inadequately repaired.

Defective plaster finishes and poorly patched areas can lead to ongoing deterioration of wall linings and finishes. If left unaddressed, the affected section may worsen over time, resulting in further delamination, cracking, and potential exposure of underlying wall components.

A qualified plasterer should be engaged to remove the defective section, reinstate the wall lining properly, and ensure a sound substrate. Following this, a qualified painter should complete appropriate preparation, finishing, and repainting of the area to match the surrounding surfaces.



Defects 3.14

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof Void |
| Finding: | Bathroom Exhaust Fans Not Ducted to External Atmosphere |
| Information: | The exhaust fans installed in the bathrooms were observed to be discharging directly into the roof cavity rather than being ducted to the external atmosphere. This configuration does not comply with best practice ventilation standards, as it allows moist air to accumulate within the roof space. |

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to insulation or other roof components over time.

It is recommended that a licensed ventilation specialist or electrician be engaged to install compliant ducting that vents the exhaust air to the outside of the building, in accordance with current building regulations and ventilation standards.



Defects 3.15

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Garage |
| Finding: | Ceiling sagging - Garage |
| Information: | Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment. This is a very common defect in carports due to their lack of insulation and or their susceptibility to moisture. Condensation builds up in the roof and rests on the plasterboard softening it somewhat which makes it more likely to sag and release from its fixing points. |

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

While damage is minimal at this stage a licensed plasterboard contractor should be appointed to repair the ceiling. Insulating the area could be considered by the client once repaired.



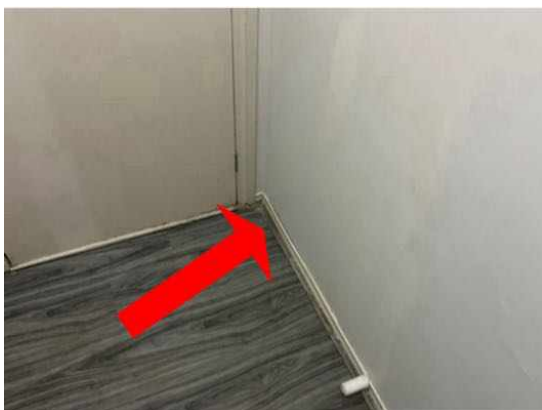
Defects 3.16

Building: Main Building
 Location: Laundry
 Finding: Minor Damage and Detachment to Laundry Trims and Skirting
 Information:

Minor damage was observed to the trims and skirting boards adjacent to the laundry door, including slight detachment and signs of minor surface deterioration. The affected elements appear to have experienced previous wear or minor water exposure; however, moisture testing at the time of inspection did not record any elevated readings, and the area was found to be dry.

While currently minor and cosmetic in nature, loose or detached trims and skirting boards may worsen over time if not secured, and can impact the overall finish and durability of the area.

A qualified carpenter should be engaged to resecure the loose trims and skirting boards and undertake minor repairs as required to restore proper fixing and finish.

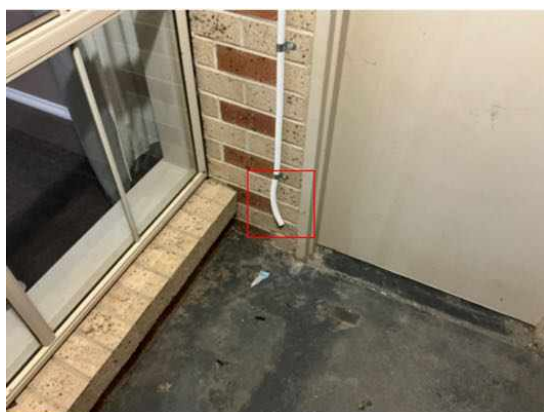




Defects 3.17

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Front Elevation |
| Finding: | AC Overflows - Not plumbed to suitable drainage |
| Information: | Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area. |

We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.



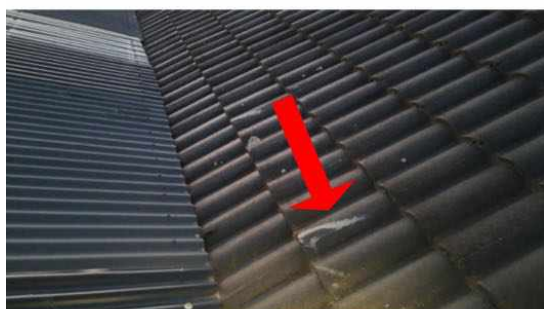
Defects 3.18

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Roof exterior |
| Finding: | Roof tiles - Broken |
| Information: | Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what |

is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.

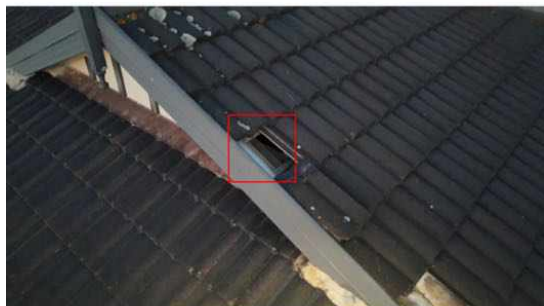


Defects 3.19

| | |
|--------------|---|
| Building: | Main Building |
| Location: | Roof exterior |
| Finding: | Missing Roof Tile – Immediate Rectification Required |
| Information: | A roof tile was observed to be missing, leaving an exposed section of the roof covering. This creates a direct opening through which water, debris, and pests may enter the roof space. |

A missing roof tile can lead to water ingress during rainfall, potentially causing damage to roof sarking, insulation, ceiling linings, and structural timber elements. If not addressed promptly, this may result in internal water damage and deterioration of building components.

A licensed roof plumber should be engaged as a matter of urgency to supply and install a matching replacement roof tile. The surrounding tiles and roof area should also be inspected to ensure no additional defects are present and that the roof covering is watertight.



Defects 3.20

| | |
|--------------|--|
| Building: | Main Building |
| Location: | Roof exterior |
| Finding: | Gutters - Partially Blocked |
| Information: | Sections of the external gutters were partially blocked with debris, soil and leaves. 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 immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyman as a matter of urgency.



Defects 3.21

Building: Main Building
 Location: Bathroom 2
 Finding: Excessive Moisture Detected to Bathroom 2 Shower Area
 Information:

Elevated moisture readings were recorded within the shower area of Bathroom 2, including to the shower surfaces and the plaster walls behind the shower, using a non-invasive moisture meter. No invasive inspection was undertaken, and the assessment is limited to visual and non-invasive testing methods only.

Excessive moisture in wet areas may indicate underlying issues such as leaking plumbing components, failed waterproofing, or water ingress through tile joints and junctions. If left unaddressed, this condition can lead to concealed damage to wall linings, framing, and finishes, and may contribute to mould growth and further deterioration.

A licensed plumber should be engaged immediately to undertake further investigation, including invasive inspection where required, to determine the exact source of moisture ingress. All identified defects should be rectified accordingly to ensure the area is watertight and functioning as intended.



Defects 3.22

Building: Main Building
 Location: Shed
 Finding: Suspected Mould Growth to Shed Ceiling
 Information: Dark staining was observed to the ceiling lining within the backyard shed, which is

suspected to be consistent with possible mould growth. The assessment of mould is outside the scope of this inspection, and no testing or sampling was undertaken to confirm the presence or type of mould.

Suspected mould may indicate underlying moisture issues and, if confirmed, can pose health risks and contribute to deterioration of building materials if left unaddressed.

A qualified mould assessor should be engaged to undertake appropriate testing, including sampling if required, to confirm the presence and extent of mould. Any necessary remediation should be carried out in accordance with the assessor's recommendations.



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
- Licensed Plumber
- Registered Roofing Contractor
- Mould Remediation Specialist

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 4-bedroom dwelling was found to be in good condition relative to other buildings of a similar age. However, multiple maintenance and minor 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 and to ensure no further damage occurs.

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 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: | 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.



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. |



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 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial). |

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| 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.