



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Mon, 9 Feb 2026

Property Address: 33 Radstock Ave, HIGHTON, VIC, 3216,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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: Mon, 9 Feb 2026

Modified Date: Tue, 10 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 33 Radstock Ave, HIGHTON, VIC, 3216, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Daniel Hills Ph: 0488 631 253
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Company Address and Postcode: Essendon West 3040

Company Email: Essendonwest@jimbuildinginspections.com.au

Company Contact Numbers: 0488 631 253

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: 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: This inspection was carried out in accordance with AS 4349.1 – Inspection of Buildings (Pre-purchase Inspections – Residential Buildings) and is a visual, non-invasive assessment of the readily accessible areas of the property at the time of inspection only. No dismantling, removal of fixtures, cutting, excavation, or destructive testing was undertaken.

The inspection is limited to the condition of the property as observed on the day of inspection. Building conditions may change due to weather events, ground movement, occupancy, maintenance practices, or works carried out after the inspection. No opinion is offered regarding future performance, durability, or service life of any building element.

Areas that were inaccessible, restricted, concealed, or obstructed at the time of inspection are excluded from assessment. This includes, but is not limited to, areas concealed by linings, insulation, floor coverings, fixtures, stored items, furnishings, soil, vegetation, or fixed equipment. No representation is made regarding the condition of concealed or inaccessible areas, and defects may exist in these locations that were not visible at the time of inspection.

This inspection is not a structural engineering assessment. Any comments relating to structural performance, movement, or cracking are observational only and based on visible indicators present at the time of inspection. No soil testing, footing excavation, level survey, or engineering analysis was undertaken. Where structural concerns are suspected, further assessment by a suitably qualified structural engineer is recommended.

Moisture testing, where performed, is non-invasive and indicative only. The absence of elevated readings does not confirm the absence of leaks, moisture ingress, or waterproofing failure.

Waterproofing membranes, flashings, and concealed drainage elements are generally not visible and cannot be confirmed without invasive investigation. Past repairs, finishes, or cosmetic works may conceal underlying defects or moisture damage.

Services including electrical, plumbing, gas, drainage, heating, cooling, fire services, solar systems, appliances, and smoke alarms were not tested for operation or compliance, unless specifically stated otherwise in the report. No representation is made regarding approvals, certifications, or compliance with statutory requirements.

References to the Guide to Standards and Tolerances or other standards are provided as a general guide only. Older properties may not comply with current codes or standards, and this does not automatically constitute a defect. Descriptions such as “minor,” or “major” are relative terms only and should not be interpreted as statements of safety, cost, or urgency.

No cost estimates, rectification values, or opinions on market value are provided. This report is not a valuation and must not be relied upon to determine purchase price or contractual outcomes.

This report is prepared solely for the named client for the purpose of a pre-purchase building inspection. No responsibility is accepted to any third party. The report must not be reproduced, distributed, or relied upon by any other person without the inspector's prior written consent.

Photographs are provided for illustrative purposes only. Not all defects may be photographed, and the absence of a photograph does not indicate the absence of a defect.

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 excellent condition.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab - Waffle Pod or Waffle Slab
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Pergola, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, External Joinery, Fascias, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Staircase, Eaves, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond), Flat
Storeys	Split Level
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, 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
- Gardens
- Interior
- Landscaping Timbers
- Fencing
- Posts
- Roof Exterior - Part
- Slab
- The Site
- Timber Retaining Walls
- Trees
- 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.

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Roof Exterior - Part
- Wall exterior due to obstructions.

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
- Areas of skillion or flat roof - no access
- Ceiling linings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Patio
- Porch
- Rugs
- Stored items
- Vegetation
- 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: **Low**

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

Defects 2.01

Building: Main Building
Location: Showers
Finding: Absence of Waterstops at Shower Entrances and Beneath Shower Screens
Information: Although the showers generally present in good visible condition, inspection indicates that waterstops do not appear to have been installed at the shower entrances or beneath the fixed shower screens. No visible evidence of waterstop angles or compliant terminations was observed at these locations. A waterproofing certificate has been supplied; however, based on the visible finishes, it is unclear whether the installed waterproofing and waterstop detailing is compliant with the requirements of AS 3740.

Implications:

- The apparent absence of waterstops increases the risk of water migrating beyond the shower area and beneath adjoining floor finishes
- Moisture ingress may occur without being immediately visible, potentially affecting substrates and adjacent areas
- Where waterstop installation does not align with AS 3740 requirements, the long-term performance of the wet area may be compromised

Recommendations:

- Seek written clarification from the waterproofing contractor confirming the location and compliance of installed waterstops in accordance with AS 3740
- If compliant waterstops have not been installed, engage a qualified waterproofing contractor to carry out rectification works
- Ensure any rectification is supported by updated documentation confirming compliance with AS 3740

At the time of inspection, the absence of visible waterstops at the shower entrances and beneath the shower screens raises compliance concerns, and further verification and rectification may be required to ensure the wet areas perform as intended.





Defects 2.02

Building:	Main Building
Location:	Bathroom
Finding:	Incomplete Waterstop at Doorway and Poor Tile Termination to Door Jamb
Information:	At the doorway, the waterstop installation is incomplete, as it does not terminate against the door jamb. The waterproofing membrane was not visible at the doorway location, and the waterstop does not appear to provide continuous protection across the full width of the opening. A waterproofing certificate has been supplied; however, based on the visible finishes, it is unclear whether the doorway waterproofing and waterstop detailing has been installed in a compliant manner. In addition, the floor tiles have been cut irregularly around the door jambs, resulting in poor detailing and finish at this junction.

Implications:

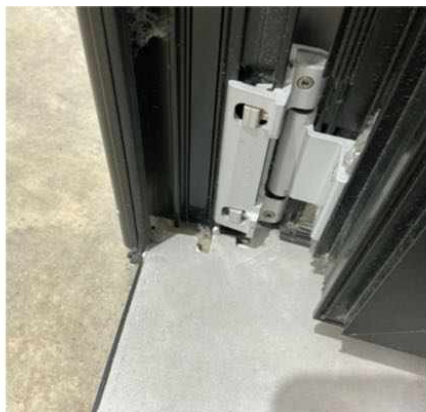
- An incomplete waterstop at the doorway increases the risk of moisture migration beneath the tiled floor and into adjoining areas
- Lack of proper termination of the waterstop against the door jamb compromises the effectiveness of the waterproofing system
- Poorly cut and irregular tile edges reduce the quality of finish and may be more susceptible to deterioration over time
- Moisture ingress at this location may lead to concealed damage to substrates and adjoining finishes

Recommendations:

- Seek written clarification from the waterproofing contractor confirming the location and compliance of the doorway waterstop in accordance with AS 3740
- If the waterstop has not been installed in a compliant manner, engage a qualified waterproofing contractor to rectify the doorway waterproofing so the waterstop terminates correctly against the door jamb

- Confirm that the waterproofing membrane provides continuous and compliant protection across the full width of the doorway threshold
- Remove and re-cut tiles at the door jamb as required to achieve a neat, uniform, and properly detailed finish

At the time of inspection, the doorway waterproofing and tile detailing raise compliance concerns. Further verification and rectification may be required to reduce the risk of moisture ingress and to achieve an acceptable standard of durability and finish.



Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Minor Shrinkage Cracks to Polished Concrete Floors Throughout
Information:	Minor hairline cracking was observed to the polished concrete floor surfaces throughout the dwelling. These cracks are typical of concrete shrinkage during the curing process and are common in slab-on-ground construction, particularly where large continuous floor areas are present. The cracks appear cosmetic in nature at the

time of inspection and no differential displacement or edge lifting was noted.

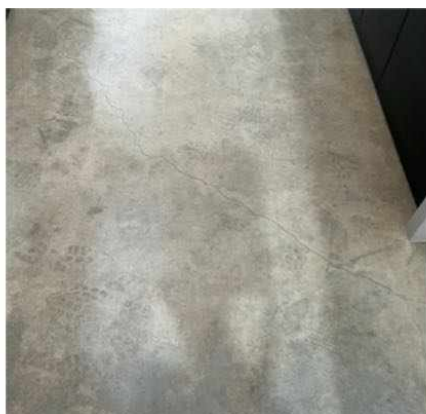
Implications:

- Although currently minor, shrinkage cracks can become more visually apparent over time, particularly in polished or exposed concrete finishes
- Cracks may allow moisture, dirt, or contaminants to enter, which can affect the appearance and maintenance of the polished surface
- Future movement or thermal changes may cause some cracks to widen, potentially impacting aesthetics rather than structural performance

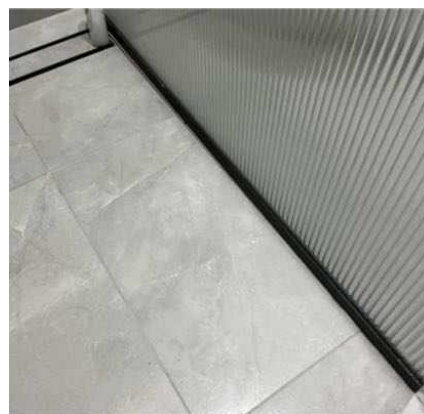
Recommendations:

- Monitor the cracks over time for any signs of widening, displacement, or moisture ingress
- Seek advice from a concreting or flooring specialist regarding crack filling or sealing options if visual appearance is a concern
- Maintain appropriate internal humidity and temperature conditions to minimise further movement

At the time of inspection, the cracking appears consistent with minor shrinkage and is considered a cosmetic condition rather than a structural defect; however, ongoing monitoring is recommended to ensure the condition does not deteriorate.







Defects 3.02

Building:	Main Building
Location:	Some Internal Areas
Finding:	Cracking to Internal Wall Linings
Information:	Cracking was observed to internal wall linings during the inspection. These types of cracks are generally considered common and are typically the result of natural building movement, age-related wear, thermal expansion and contraction, or minor installation-related issues in plasterboard or supporting framing members.

Implications:

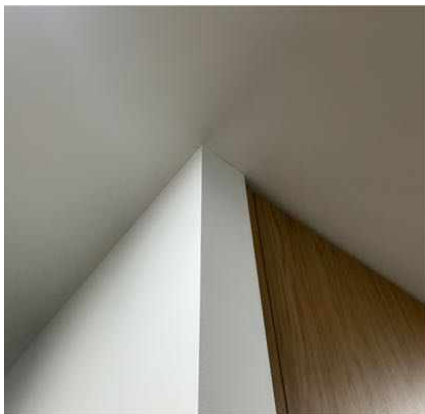
- May result in minor functional issues such as jamming or sticking of doors and windows.
- Reduces the cosmetic quality of interior finishes.
- Could indicate areas that warrant future observation for progressive movement.

Recommendations:

- Engage a qualified plasterer to repair cracks and consider installing expansion joints if necessary to accommodate ongoing building movement.
- Arrange for repainting by a qualified painter following any plaster repairs.

- Monitor cracks over time for signs of progression (e.g. widening, lengthening, or new cracks forming).
- If deterioration continues or operational issues with doors/windows arise, seek further assessment from a building inspector or structural engineer.

The cracking noted is typical of minor building movement and does not currently present as structural. Regular monitoring and cosmetic repair will assist in preserving the internal presentation and allow early intervention if future issues arise.



Defects 3.03

Building:

Main Building

Location: Bathroom
Finding: Tiled Wall Finish – Poor Detailing at Door Jamb
Information: The tiled wall finish adjacent to the doorway is poorly detailed, with a visible gap present between the tile trim and the door jamb. The tiled finish does not terminate neatly or flush against the door frame, resulting in an open and inconsistent junction at this location.

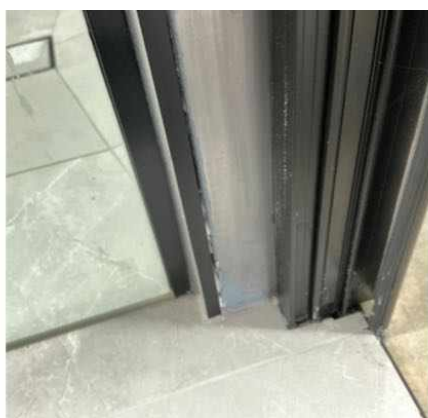
Implications:

- Gaps between tiled wall finishes and door jambs can allow moisture, dirt, and debris to collect or migrate behind finishes
- Poor detailing detracts from the overall quality and presentation of the tiled wall installation
- Unsealed or poorly finished junctions may contribute to long-term deterioration of finishes and adjacent materials

Recommendations:

- Rectify the tiled wall finish so the tile trim terminates neatly and consistently against the door jamb
- Seal the junction with an appropriate flexible sealant where required to reduce moisture ingress
- Ensure the final finish achieves an acceptable standard of workmanship and detailing

At the time of inspection, the tiled wall finish at the doorway was considered a workmanship issue, and rectification is recommended to improve finish quality and durability.



Defects 3.04

Building: Main Building

Location: Rear Wall
Finding: Uncontrolled Discharge from Air Conditioner Overflow Pipe
Information: The air conditioning unit's overflow pipe discharges directly onto the adjacent surface, rather than being connected to a compliant stormwater or drainage system. This results in persistent dampness in the immediate area, particularly during extended periods of use.

Implications:

- Elevated moisture levels near the structure may promote fungal growth or decay in adjacent materials.
- Prolonged dampness can lead to corrosion of nearby metal components or deterioration of timber framing and finishes.
- Termites are attracted to damp and decaying conditions, increasing the risk of termite ingress and concealed structural damage.
- Pooling water may create slip hazards on nearby paved or hard surfaces.

Recommendations:

- Engage a licensed plumber to assess and reroute the overflow pipe into a compliant drainage system, ensuring water is directed safely away from the property.
- Monitor adjacent building elements for signs of moisture damage, corrosion, or fungal growth.
- Ensure that landscaping, garden beds, or other features around the area do not trap moisture against the building.
- Incorporate this item into ongoing property maintenance schedules to reduce the risk of long-term damage or pest attraction.

Although this is a relatively minor plumbing oversight, it presents an ongoing risk to nearby building elements and termite management. Correction is typically straightforward and should be planned as part of post-settlement maintenance to preserve building durability and reduce pest-related risks.



Defects 3.05

Building: Main Building

Location: Rear Wall

Finding: Unsealed Penetration Through External Wall Cladding

Information: An external service penetration through the wall cladding was observed to be unsealed. Flexible conduit and refrigerant lines pass through the external wall lining with visible gaps remaining around the penetration. No effective sealant, flashing, or proprietary collar was observed to seal the opening and provide weatherproofing at this junction.

Implications:

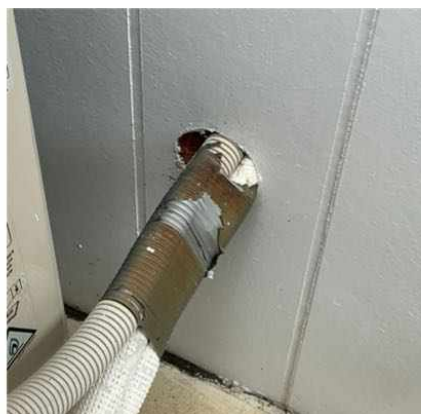
- Unsealed penetrations allow water ingress into the wall cavity, increasing the risk of moisture damage to framing, insulation, and internal linings
- Open gaps provide potential entry points for pests and vermin
- Air leakage through the penetration may reduce the thermal performance of the building envelope
- Ongoing moisture exposure may contribute to deterioration of cladding edges and concealed building elements

Recommendations:

- Seal the penetration with an appropriate external-grade flexible sealant or proprietary flashing collar suitable for the cladding system
- Ensure the seal accommodates movement of the refrigerant lines and conduit without compromising weatherproofing
- Have rectification carried out by a suitably qualified tradesperson to ensure compatibility and long-term durability

At the time of inspection, the unsealed service penetration represents a

weatherproofing defect, and rectification is recommended to reduce the risk of moisture ingress, pest entry, and long-term deterioration.



Defects 3.06

Building:	Main Building
Location:	Right-hand Side
Finding:	Evidence of Previous Leakage at Hot Water Unit
Information:	During the inspection, rust staining and mineral deposits were observed on the lower section of the external hot water unit and along the adjacent concrete slab. The staining is concentrated beneath the inlet/drain connection point, indicating that water has previously discharged from this location. No active leak was visible at the time of inspection.

Implications:

- Past leakage may indicate previous valve failure, loose fittings, or internal tank seepage.
- Staining suggests moisture has been present for an extended period, which can contribute to corrosion of the unit's casing or pipework.
- If leakage recurs, the area may become a source of increased moisture around the dwelling's perimeter.
- Potential for future malfunction if the underlying cause was not properly rectified.

Recommendations:

- Engage a licensed plumber to assess the hot water unit and confirm whether the inlet/drain assembly has been repaired or requires further attention.
- Monitor the area for any renewed moisture, drips, or staining.
- Maintain adequate clearance around the unit to allow early detection of future issues.

- If the unit is nearing the end of its service life, discuss replacement options with a plumber to prevent unexpected failure.

The staining observed suggests a previous water discharge event. Further assessment is recommended to ensure the system is functioning correctly and to minimise the risk of future leaks.



Section D Significant Items

D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

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

- Compared to other buildings of a similar age, this brick veneer dwelling at the time of inspection was found to be in good condition. Minor items have been identified. These have been noted in the body of the report and will require addressing.

Maintenance work items needing attention may be performed at the clients' discretion. Works should not be neglected as further deterioration may occur.

Several limitations and obstructions impeded the inspection and, if at all feasible, should be removed, and a further inspection should be performed. Indicative images below depict some of the obstructions encountered.

For further information, advice and clarification please contact Daniel Hills on: 0488 631 253

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Internal Areas
Finding: Condition of Installed Appliances and Air Conditioner - Operational
Information: the time of inspection, the installed appliances—including the oven, cooktop, rangehood, dishwasher, and reverse cycle air conditioner—were checked for basic operational function. All appliances powered on and responded as expected to standard user inputs, indicating they are in working condition.

Implications:

- Appliances, including the reverse cycle air conditioner, appear to be functioning as intended at the time of inspection.
- No obvious signs of damage, malfunction, or missing components were observed.

Recommendations:

- Confirm inclusions with the sales contract to ensure all appliances and the reverse cycle air conditioner are covered.
- Retain user manuals and warranty information where available.
- Re-test all appliances and the air conditioning system upon settlement and prior to first use, as function may vary with time, load, or power supply conditions.
- Engage a licensed electrician or suitably qualified appliance or air conditioning technician to conduct a safety and performance check, particularly if installation dates, service history, or compliance documentation are unknown.

While the appliances and reverse cycle air conditioner were operational during the inspection, it should be noted that a full performance test was not conducted, and future performance or safety compliance cannot be guaranteed.





Noted Item

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Detector Compliance Not Assessed
Information:	The inspection and reporting on the presence, function, and compliance of smoke detectors—whether battery-operated or hard-wired—fall outside the formal scope of this pre-purchase building inspection. However, general observations regarding smoke alarm coverage or deficiencies are noted for the client's awareness.

Implications:

- Absence or non-functioning of smoke detectors increases the risk to life in the event of a fire.
- Non-compliance with current Australian Standards (AS 3786) or relevant state legislation may lead to fines or insurance issues post-settlement.
- Poor placement or outdated detectors may reduce early warning capability, especially during sleeping hours.

Recommendations:

- Following settlement, the client should engage a licensed electrician or fire safety professional to:

- Inspect all existing smoke detectors for compliance, functionality, and correct placement.
- Install new or additional units where necessary, ensuring compliance with AS 3786 and state-based legislation.
- For optimal fire safety, ensure smoke detectors are:
 - Interconnected where required.
 - Positioned in all sleeping areas and paths of travel as per current regulations.
 - Maintained according to manufacturer instructions and replaced every 10 years.
 - Tested monthly, with annual battery replacement where applicable.

Important Note:

This report does not verify the number, condition, location, or legal compliance of smoke detection systems. Clients are strongly advised to confirm fire safety measures prior to occupancy through a specialist inspection.

Ensuring smoke detectors meet current requirements is essential to protect future occupants and comply with legal obligations following possession of the property.





Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Internal Inspection Limitations – Obstructed Areas
 Information: Several internal areas of the dwelling were obstructed by stored items, furniture, appliances, and general household belongings at the time of inspection. These obstructions restricted inspection access, prevented visibility of key building elements, and limited the ability to assess these areas in accordance with AS 4349.1-2007.

These photographs are provided as evidence of the obstructions and the resulting inspection limitations. It must be acknowledged that concealed conditions behind or beneath such obstructions cannot be assessed, and defects may exist in these areas that were not visible at the time of inspection.

If these obstructions are removed, a re-inspection is strongly recommended to allow full access and a complete assessment of the concealed building elements.





Noted Item

Building:	Main Building
Location:	All Areas
Finding:	No Termite Management System Present – Recommendation for Post-Construction Chemical Barrier - Termite
Information:	At the time of inspection, there was no visible evidence of a termite management system having been installed on the property. No durable notice was located within the switchboard or any other accessible areas to indicate the presence of a current chemical or physical termite barrier.

Post-construction chemical termite barriers are strongly recommended for all properties, particularly where timber elements are present or where previous termite activity has been reported or suspected. These barriers are designed to protect the structure by deterring or eliminating subterranean termite access to concealed building elements.

Implications:

- Without a termite management system in place, the property remains vulnerable to undetected termite ingress.
- Properties with a history of termite activity are at increased risk of re-infestation if preventative measures are not established.
- Lack of a durable notice may result in future occupants being unaware of the need for ongoing termite protection or inspections.

Recommendations:

- Consult a licensed pest management professional for advice on installing a post-construction chemical termite barrier.
- Request written quotations outlining the proposed treatment method, warranty coverage, and maintenance requirements.

- Once installed, ensure a durable notice is affixed to the switchboard or another prominent location in accordance with AS 3660.1:2014 – Termite management – New building work, Clause 8.1.
- Maintain regular termite inspections as advised by the installer or at least annually, in line with AS 3660.2:2017 – Termite management – In and around existing buildings.

The absence of a termite management system presents a preventable risk to the property. Early implementation of a chemical barrier will significantly reduce the likelihood of termite attack and support long-term structural protection.



Noted Item

Building: Main Building
 Location: Gutters
 Finding: General Gutter Maintenance Requirements
 Information: Regular maintenance of the guttering system is essential to ensure effective roof drainage and to prevent avoidable damage to the building structure. Gutters naturally collect leaves, dirt, and other debris over time, which can reduce their ability to channel water away from the home.

Implications:

- Blocked or restricted gutters can cause water to overflow onto fascias, eaves,

and wall cladding.

- Prolonged overflow may contribute to moisture damage, deterioration of building materials, and internal leaks.
- Inadequately maintained gutters increase the risk of debris accumulation and associated fire hazards in bushfire-prone areas.

Recommendations:

- Carry out regular cleaning of gutters and downpipes—typically twice a year, and more frequently in areas with nearby trees.
- Inspect for signs of sagging, corrosion, or leaks, and repair as required.
- Consider installing gutter guards to assist with reducing debris build-up and improving long-term performance.
- Ensure gutters remain clear during high-risk bushfire seasons by removing any combustible debris.

Routine gutter maintenance is a simple but important measure to protect the home from water ingress, deterioration, and potential fire hazards.



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).

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.