



Building Inspection Report

Inspection Date: Mon, 23 Feb 2026

Property Address: 8 McFarlane Ct, Highett VIC 3190, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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, 23 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 8 McFarlane Ct, Highett VIC 3190, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mark Thorpe Ph: 0456 295 434
Email: Croydon@jimsbuildinginspections.com.au

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

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: N/A

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 good condition with some minor defects found.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Fence - Post and Rail Construction, Pergola, Pool
Other Timber Bldg Elements	Architraves, Door Frames, Fascias, Skirting Boards, Stair Railing, Doors, Window Frames
Roof	Tiled
Storeys	Double
Walls	Brick Veneer
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

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.
- Roof Exterior - Part
- Ceiling Cavity - Part.
- 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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Debris in gutters
- Duct work

- Evidence of recently painted walls or ceilings
- Furniture
- Floor coverings
- Insulation
- Solar Panels
- Unsafe to Access Roof - No Fall Protection System
- Vegetation

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

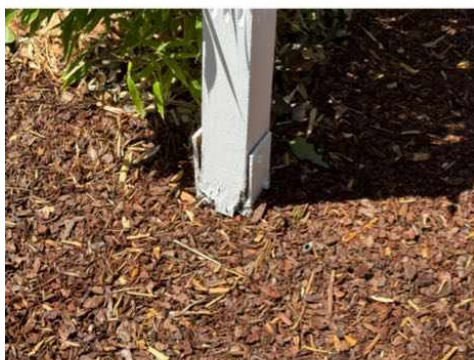
No evidence was found

Minor Defect

Defects 3.01

Building: Building 1
Location: All Areas > All Areas
Finding: Timber in the ground and exposed to excessive weather conditions
Information: External timbers in the ground and are frequently exposed to harsh and extreme weather conditions, will require adequate protection and maintenance in order to maintain their condition. Other timbers are exposed to moisture from ground contact which exposes these areas to accelerated wood rot and decay, damage and deterioration. Where timbers have not been painted properly or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the future. Adequate treatment of these timbers is required to ensure excessive weathering does not occur, painting of these areas may be carried out by the client or by a painting contractor or general handyman.



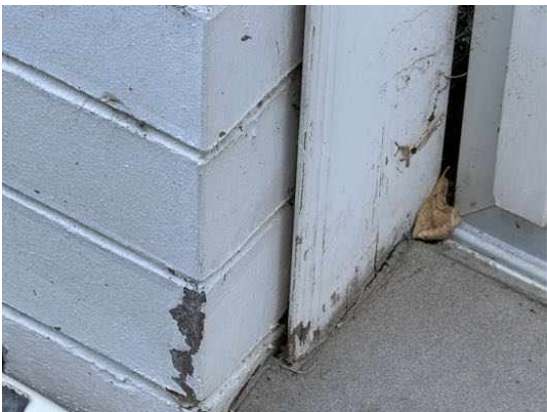




Defects 3.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Timber - exposed to excessive weather conditions
Information:	External timbers that are frequently exposed to harsh and extreme weather conditions and will require adequate protection and maintenance in order to maintain their condition. Other timbers are exposed to moisture from ground contact which exposes these areas to accelerated damage and deterioration. Where timbers have not been painted properly or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor, home owner or general handyman.





Defects 3.03

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Concrete driveway cracks
Information:	Numerous cracks on the driveway were observed at the time of the inspection. Also the rear pergola concrete showed concrete cracked and lifted, this area is considered to be a tripping hazard for occupants, especially young children and elderly. This area should be removed and re-instated to improve the overall appearance and aesthetics of the area.

Concrete cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general

expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials. Monitoring of all cracking should be conducted periodically. Contact a relevant tradespersons, especially where cracks have become trip hazards for occupants.





Defects 3.04

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Wood rot
Information:	Wood rot was found to be affecting some fascias and numerous other building elements and materials around the exterior and interior areas of the home. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

The roof plumbing in these areas may be creating excessive moisture in this areas and or it may be due to frequent exposure to rain and other weather conditions also make fascias and other numerous building elements susceptible to accelerated deterioration. Early intervention and regular maintenance such as painting will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that the relevant tradespersons be appointed to inspect and subsequently identify the cause of the numerous areas of wood rot. Replacement of affected building elements and materials may then be a necessary step in protecting surrounding areas from secondary damage and deterioration. A qualified plumber and other specialists may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered

builder may also be required to replace affected building materials.













Defects 3.05

Building: Building 1
Location: All Areas > All Areas
Finding: HWS and air-conditioning overflows not connected
Information: The Hot Water System (HWS) and external air-conditioning units showed that the overflow pipes not to be connected to any form of storm water drainage system and may in the future create excessive moisture in the surrounding area, as these units as they get aged, deteriorated and particularly during their use. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated and adjoining building elements, as well as the formation of fungal decay and even the creation of potential slip hazards for occupants. When coupled with poor site

drainage, pooling of water may also attract termite activity to these areas. It is highly recommended that a licensed plumber be appointed to connect the HWS and air-conditioning overflows in order to prevent such an environment from being created. These remedial works should be carried out as soon as possible.





Defects 3.06

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be aged and in a weathered and deteriorated condition. Also some roof tiles were observed to be chipped or dislodged and not in their original positions. The roof tiles due to the weathering are suspected to becoming porous and becoming wet and moist on the underside of the roof tiles during outside wet conditions and therefore the possibility of secondary defects in the future. While weathering of the tiles is consistent with the age of the property, maintenance works are and will be required in the future to maintain a weather and waterproof roof.

Isolated areas of mortar are coming loose on the ridge and hip areas, minor chipping to numerous tiles is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles. Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures. Consultation with a roofing contractor is highly recommended to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.











Defects 3.07

Building: Building 1
Location: All Areas > All Areas
Finding: Roof tiles - Dislodge or slippage
Information: Upon inspection of the roof tiles, it was observed that a couple of roof tiles have either slipped or have been dislodged from their original positions. Roof tiles may slip over time due to a number of minor causes, including not placed correctly upon installation, not stuck down on the top of valley irons, flashings, roof tile chips and breakages, failings in the adjoining battens, or fixings that may have failed.

In this case I suspect that tiles have slipped or dislodged from they original positions, these roof tiles will require replacement and some form of fixing down or a good quality silicon sealant, client may consider to add silicon to the bottom side of the tiles to stick them down to the top of the metal flashings. Roof tiles that have moved from their original position may allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements below. Replacement of broken, loose or missing roofing tiles is recommended immediately or in the short term future to prevent the development of any secondary defects. A roofing plumber or roof tiler should be appointed to complete such works immediately or in the short term future.





Defects 3.08

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Roof gutters and down-pipes
Information:	Guttering and down-pipe are showing signs of rust and corrosion. It has likely developed as a result of debris and leaf matter sitting in the guttering. A surface that is found to be rusted provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed and left unmanaged, it is therefore recommended that the relevant tradespersons remove and replace any building elements observed to be rusted or as much rust as possible, clean and re-paint these areas.

Where possible, the use of galvanized (treated) metals or colour-bond metals aid in rust prevention, as does regular general maintenance of the gutters. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment. Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture and harsh weather conditions. A licensed roof plumber or other relevant tradespersons may be appointed to rectify the affected areas and a qualified carpenter to replace any building elements that have been severely affected by wood rot and water damage.

Upon inspection of the roof gutters, numerous were observed to have excessive leaf matter and debris. 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.

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. Consultation with a Licensed Plumber for further specific advice on remedial works is required. In the interim, it is highly advised that blocked gutters be removed by a gutter cleaning company or a relevant tradespersons in the short term future.













Defects 3.09

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Building elements show excessive rust and deterioration
Information:	Numerous building elements, gutters and down-pipes were observed to be rusted and deteriorated at the time of the inspection. Roof plumbing, such as guttering and downpipes, should be free of all debris to prevent rust, blockages and accelerated deterioration. Rust and decay in roof plumbing will lead to secondary defects that may affect building roof structure and interior areas if left unmanaged. Blockages of the guttering is suspected to have already caused eaves damage, water pooling and suspected gutter water overflows.

Blocked, rusted and deteriorated gutters are likely to lead to high levels of moisture to the adjoining perimeter building structures in affected areas. Such moisture will not only cause wood rot, rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Rusted and decayed gutters, valleys, flashings and downpipes should be rectified immediately or in the short term future to ensure dry conditions are maintained. Consultation with a licensed plumber for further specific advice on remedial works is recommended and required.









Defects 3.10

Building: Building 1
Location: All Areas > All Areas
Finding: Roof tiles show moisture to the underside of tiles
Information: During our inspection of the roof space it was observed that the roof tiles were suspected to be showing signs of some moisture to the underside of the roof tiles. Due to the top protective coating worn off over time, they are not sealed enough to prevent moisture build-up and suspected to becoming porous during outside wet conditions and therefore the possibility of secondary defects is highly possible in the short term future. While weathering of the tiles is consistent with the age of the property, replacement or remedial work and maintenance works will be required immediately or in the short term future to maintain a weather and waterproof roof.

Re-pointing will also be required on the ridge and hip areas. Client should either appoint a re-sealing company to re-seal the roof tiles for a good and proper seal or the more expensive option, new roof tiles. Sealing the roof tiles is an interim solution to help preserve and extend the life span of the tiles or the client may consider new roof tiles on the entire roof in the future.

Where left unmanaged, deteriorating roof tiles are highly likely to lead to a number of secondary defects, including high moisture and or water leaks into the roof space and onto the internal roof structures. Consultation with a roofing company or contractor is highly recommended to gain advice on cost of remedial works that may be required in the short to medium term. This should not be left unmanaged. Remedial works are likely to increase the longevity of the exterior roofing structure.





Defects 3.11

Building:	Building 1
Location:	Bathroom > All Areas
Finding:	Toilet manufacturers stickers
Information:	At the time of the inspection it was observed that the toilets have manufactures stickers still on them, this is considered to detract from the overall quality and appearance of the home. These should be removed and cleaned off all bathroom and toilets, fittings and fixtures. This should be performed as part of the handover cleaning.

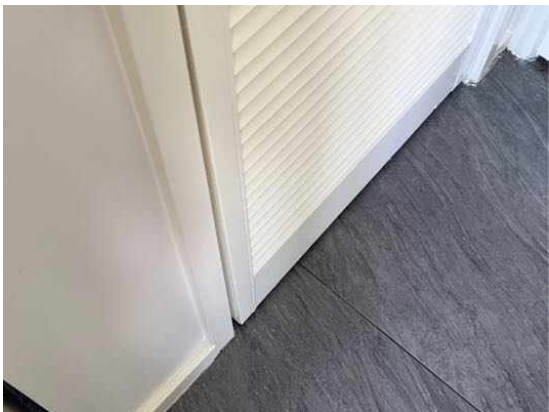
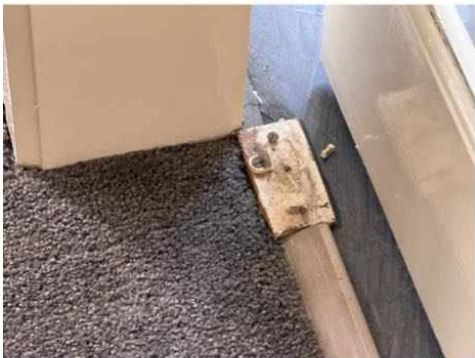


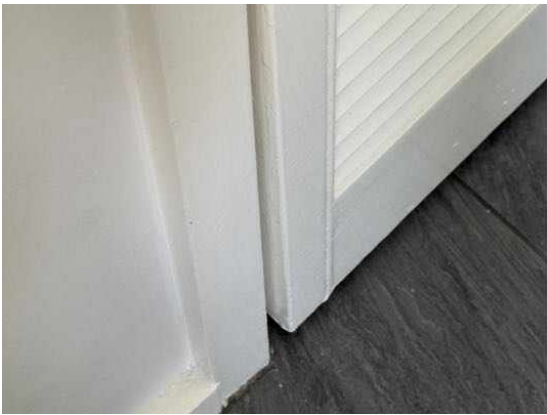
Defects 3.12

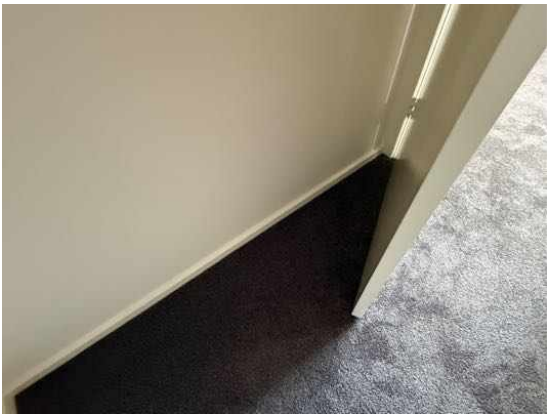
Building: Building 1
Location: All Areas > All Areas
Finding: Doors adjustments and maintenance
Information: Some doors throughout the home were observed to require only minor maintenance and adjustments to make good during standard operation. Doors should get some adjustment and maintenance to ensure doors operate correctly during standard operation. These types of defects can inhibit the functionality of the affected doors as well as creating potential for secondary defects to associated building elements, such as the door jamb and floor. Generally, factors such as a lack of maintenance or general deterioration are the usual causes for these types of defects.

It is suspected that back garage door is damaged and deteriorated beyond repair. Replacement of some door hardware may be required where deemed to be necessary, as well as minor repairs and cleaning. A qualified carpenter should be appointed to perform minor rectification works in the future.









Defects 3.13

Building:	Building 1
Location:	Toilet (WC) > All Areas
Finding:	Toilet roll holders - Loose
Information:	The toilet roll holders and towel rail were found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged. It is recommended that some remedial works to rectify the loose toilet roll holders and towel rails to its original fixing. If these cannot be rectified to function as intended, client is recommended to renew. A qualified carpenter may be required to perform these works.



Defects 3.14

Building:	Building 1
Location:	Ensuite - Master > All Areas
Finding:	Bathroom basin cracked
Information:	Bathroom basin crack was observed to the bathroom basin at the time of inspection, it is suspected to have been caused by an impact damage. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking or breakage. The cracking may provide a potential for water and moisture leaks and water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged. Consultation with a plumber regarding basin replacement may be required, this is at the clients discretion.





Defects 3.15

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Flyscreens
Information:	Flyscreens were found to be missing to the windows and exterior doors throughout the home at the time of inspection. Whether the flyscreens have not been installed or have been removed for maintenance and or painting purposes, this missing building element detracts from the operational state of the window. Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all missing building elements be installed or replaced in order to ensure the full function of all building structures. A flyscreen company or a qualified carpenter may be appointed to replace flyscreens at the discretion of the client.





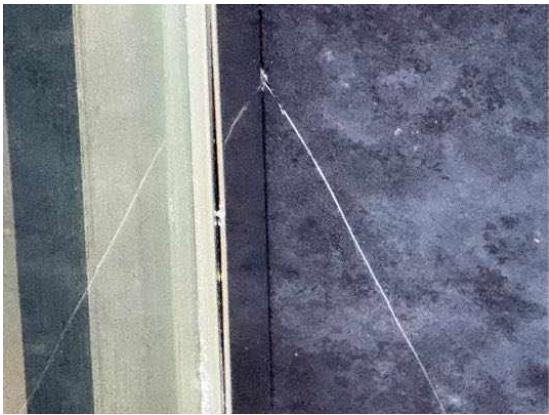
Defects 3.16

Building:	Building 1
Location:	Bathroom > All Areas
Finding:	Grout and sealant maintenance
Information:	It was observed that grout and sealant in the tiled shower alcove and in the bathrooms, laundry and kitchen areas require maintenance to ensure these areas remain watertight at all times. It is highly recommended that the client appoint a professional wall and floor tiler to provide remedial work to rectify the shower floor grout and sealant before any further use, water damage to the adjoining areas is likely to occur if left unmanaged.

Grout and sealant were observed to have been either deteriorated, dislodged or missing, in these types of wet areas if not rectified and maintained adequately it is highly likely that these areas will have accelerated damage and deterioration to the substrate as well as more serious secondary defects to the adjoining floor and wall structures. Regular maintenance and replacement of grout to any holes or damaged sealant is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

Different materials on the walls and floor areas move at different rates, generally causing cracking to grout or sealant at these points. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building structures and materials. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur if left unmanaged. A sealant specialist or tiling contractor should be appointed to complete these works immediately or as soon as possible.











Section D Significant Items

D4 Further Inspections

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

- Registered Roofing Contractor
- Swimming Pool Fence Inspector
- Licensed Plumber specialising in Roof Plumbing
- 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

- In summary the home compared to others of a similar age the home appeared to be in a reasonable condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention, the roof tiles, gutters and down-pipes are the items that need the more urgent attention for immediate or short term future remedial works.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

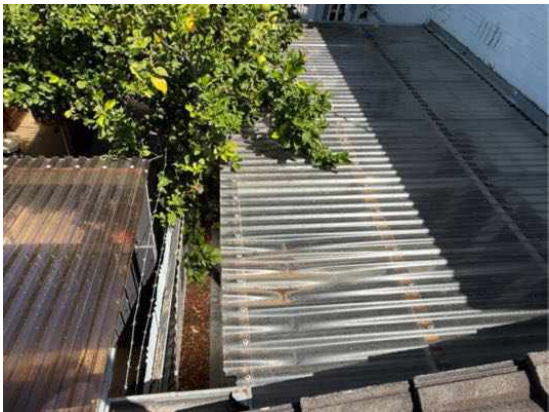
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.















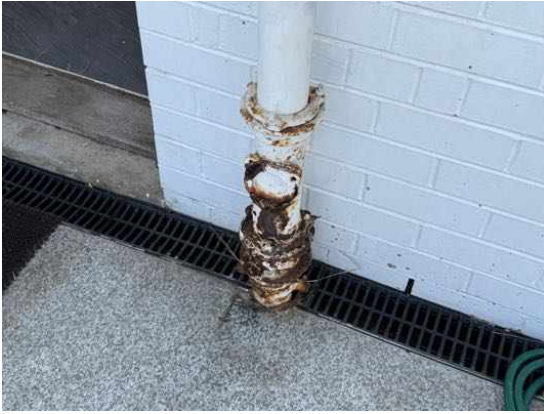












Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Smoke detectors and alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get overlooked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



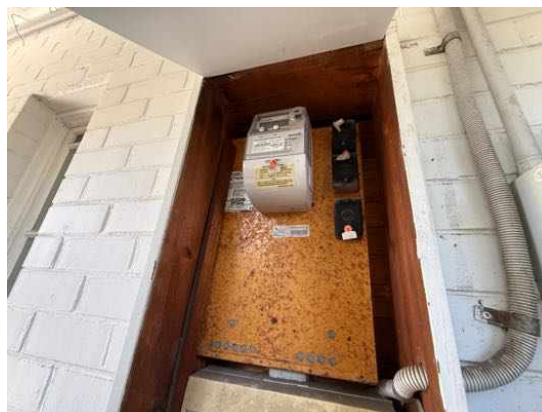
Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Recently painted
Information:	At the time of the inspection the external and internal areas throughout the home, were suspected to have been recently painted. Whilst these areas may appear complete and appear to be free of defects, defects could be covered by recent painting and any defects could potentially be missed.

Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Termite Management System - no evidence of a chemical installation or durable notice
Information:	At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Building elements missing - roof brackets and bolts
Information:	Bolts that connect the perimeter beams and posts and rafter brackets on the front verandah were observed to have been omitted or missing at the time of the inspection. The front porch and carport areas have no bolts and or rafter brackets installed from posts to perimeter beams and rafters, these types of building elements are an essential part of the building structure and will improve the longevity of the building structure as it becomes aged and deteriorated. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

All maintenance or replacement of any missing and broken building elements should be replaced or installed to ensure that no secondary damage or functional issues occur to associated building elements or materials not being installed. A qualified carpenter, builder or another appropriate tradesperson should be appointed to clean, maintain or replace the missing building elements or materials deemed necessary.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: New swimming pool and spa regulations.
 Information: Swimming pools and spas On average, four young children die in Victoria in home swimming pools or spas each year, and many more are taken to hospital for near-drownings. We encourage the active supervision of young children in and around swimming pools and spas at all times. In Victoria, the construction and installation of swimming pools, spas and safety barriers and barrier maintenance are all subject to the requirements of the Building Regulations 2018 (the Regulations).

Swimming pool and spa owners have a legal obligation to ensure that they maintain the effective operation of swimming pool and spa safety barriers. Gates and doors must remain closed, except when entering the pool or spa. New pool and spa registration and inspection requirements On 1 December 2019, new laws to improve swimming pool and spa safety came into effect in Victoria.

They introduce new registration, inspection and certification requirements for property owners. As part of the changes, owners are required to register their pool and spa with their local council and have their safety barrier inspected once every four years. The information provided in these pages will help swimming pool and spa owners better understand their legal obligations for the installation of swimming pools, spas and safety barriers, as well as the new registration, inspection and certification

requirements. These pages will also help tenants and property agents understand who is responsible for pool and spa safety.





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.