Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Fri, 27 Feb 2026

Property Address: 8 Madeira Dr, Clyde North VIC 3978, Australia

Contents

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, 27 Feb 2026
Modified Date:	Mon, 2 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	8 Madeira Dr, Clyde North VIC 3978, Australia
Client's Email Address:	
Client's Phone Number:	
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	Engineers Australia 10472010
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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: This report has been prepared in accordance with Australian Standard AS 4349.1–2007 for pre-purchase building inspections and is based on a visual, non-invasive assessment of the accessible areas of the property.

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 Below average condition condition with multiple minor defects

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Pergola, Fence - Post and Rail Construction
Other Timber Bldg Elements	Doors, External Joinery, Internal Joinery, Architraves, Skirting Boards, Window Frames
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Interior

- Exterior

- Roof Exterior - Part

- 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:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - 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:

- Debris in gutters

- Appliances and equipment

- Above safe working height

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Ceiling linings

- Furniture

- Insulation

- Landscaping

- 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

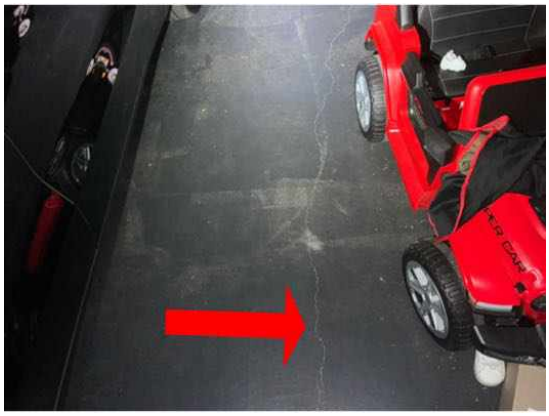
Major Defect

No evidence was found

Minor Defect

Defects 3.01

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



Defects 3.02

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Defects 3.03

Building: Main Building

Location: Ensuite - Master

Finding: Sealant and grouting - Deteriorated

Information:

It was noted at the time of inspection that sealant and/or grout is degraded to the tiled shower alcove and other areas of the bathroom. Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at junctions and perimeters. A flexible sealant is required at movement joints to allow for expected expansion and contraction while maintaining a watertight seal and protecting associated building materials.

There appears to be excessive mould present to sections of the sealant and grout, which will likely require complete removal and replacement. In addition, a number of cracked tiles were observed within the shower area. It appears these cracked tiles have been filled or patched with grout rather than being properly replaced. Grouting over cracked tiles is not considered an appropriate repair method, as it does not restore the structural integrity or waterproof performance of the tiled surface. These cracked tiles should be removed and replaced without delay to prevent potential water ingress and further deterioration of the substrate or waterproof membrane.

Flexible, mould-resistant sealant materials should be applied to all affected movement joints following proper preparation of the surfaces. All deteriorated grout should be removed and replaced as required. Regular inspection, maintenance and timely replacement of damaged or missing sealant and grout is strongly recommended in wet areas, as this is considered a common wear-and-tear item. A qualified tiling contractor or sealant specialist should be engaged to undertake these rectification works as soon as practicable to minimise the risk of water damage.








Defects 3.04

Building: Main Building

Location: Bedroom - Master

Finding: Possible Moisture Damage and Concealed Mould – Master Bedroom Wall Adjacent to Ensuite Shower

Information:

At the time of inspection, the lower section of the wall and skirting board within the master bedroom, directly adjacent to and behind the ensuite shower, exhibited staining and visual irregularities consistent with possible past moisture ingress. The base of the skirting board showed markings suggestive of potential mould growth. It appears that water may have previously penetrated from the adjoining shower area into the wall assembly. Non-invasive moisture testing conducted at the time of inspection did not record elevated moisture levels; however, this does not exclude the possibility of prior moisture exposure that has since dried.

As this was a visual, non-invasive inspection, no destructive testing or removal of finishes was undertaken. Concealed areas such as behind the skirting boards, within the wall cavity, behind plasterboard linings, insulation, or beneath the adjacent carpeted flooring could not be accessed. Accordingly, the presence of concealed mould growth, timber decay, or deterioration of the waterproofing membrane cannot be confirmed or ruled out. Visual indicators suggest that further investigation is warranted.

It is strongly recommended that a registered builder conduct an invasive inspection of the affected wall section, including removal of the skirting board and selective opening of the wall lining to inspect framing, insulation, and waterproofing integrity. If mould is identified, remediation should be undertaken by a qualified mould remediation specialist. Prompt investigation and rectification are advised to prevent potential ongoing structural deterioration or internal environmental issues.




Defects 3.05

Building:	Main Building
Location:	Bedroom - Master
Finding:	Sliding Door – Master Bedroom to Ensuite Not Operating Fully
Information:	

At the time of inspection, the sliding door separating the master bedroom and master ensuite was observed to be restricted in operation and did not open fully. The door travelled only approximately halfway along its track before stopping. This condition may be due to track misalignment, obstruction, hardware wear, roller failure, or frame distortion.

Restricted operation may result in inconvenience, reduced functionality of the room layout, and potential ongoing wear to door hardware if force is applied during use. Continued use in its current condition may lead to further deterioration of the track, rollers, or door frame components.

It is recommended that a qualified carpenter undertake adjustment, repair, or replacement of the sliding door hardware and track components as required to restore full and proper operation. Rectification should be carried out in a timely manner to prevent further damage to associated components.

Defects 3.06

Building: Main Building

Location: Ensuite - Master

Finding: Elevated Moisture Readings – Wall Adjacent to Ensuite Shower

Information:

At the time of inspection, the plasterboard wall adjacent to the ensuite shower recorded elevated moisture readings when tested with a calibrated non-invasive moisture meter. The readings were higher than surrounding wall areas, indicating the possible presence of moisture within the wall cavity. No destructive testing was undertaken as this was a visual, non-invasive inspection only.

Elevated moisture levels to internal wall linings are commonly associated with shower waterproofing failure, leaking plumbing fittings, failed sealant, or concealed pipework defects. If moisture ingress is ongoing, this may result in deterioration of plasterboard, timber framing, insulation, and potential mould growth within concealed areas. Prolonged moisture exposure may also compromise the integrity of the waterproofing system.

It is strongly recommended that a licensed plumber undertake further investigation to determine the source of moisture. This may require invasive inspection, including removal of wall linings or access panels as necessary, to confirm whether active leakage is present. Any identified defects should be rectified without delay to prevent further damage to associated building elements.

Defects 3.07

Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Thermal Performance to Ceiling Areas – Suspected Insulation Deficiencies
Information:	Thermal imaging conducted to internal ceiling areas at the time of inspection identified inconsistent heat patterns, which are indicative of variations in thermal performance across the roof space. These patterns are commonly associated with areas of missing, displaced, or insufficient insulation above the ceiling linings. Inadequate or uneven insulation coverage can reduce the energy efficiency of the dwelling, contribute to heat loss in cooler periods and heat gain in warmer conditions, and may result in reduced occupant comfort and increased heating and cooling costs. Due to the non-invasive nature of the inspection, the exact extent and condition of insulation could not be confirmed visually in all affected areas. It is recommended that a qualified insulation contractor inspect the roof space, assess insulation coverage and condition, and top up or reinstate insulation where required to achieve consistent thermal performance throughout the property.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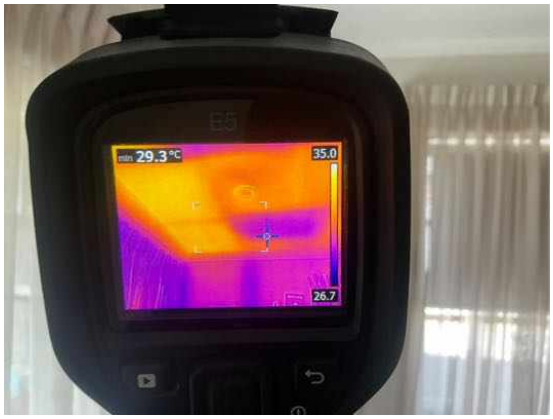
34.5
26.2


E5
min 29.5 °C
34.9
26.6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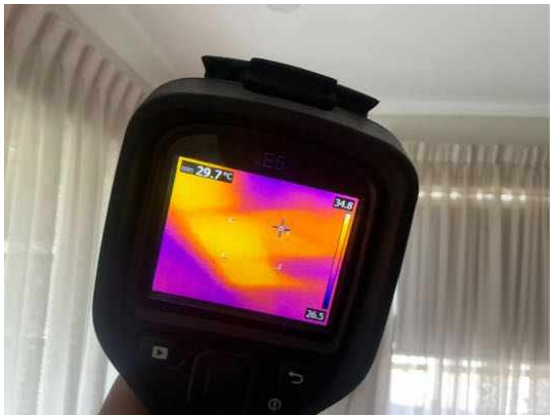
35.0
26.7


E5
min 28.5 °C
34.0
25.7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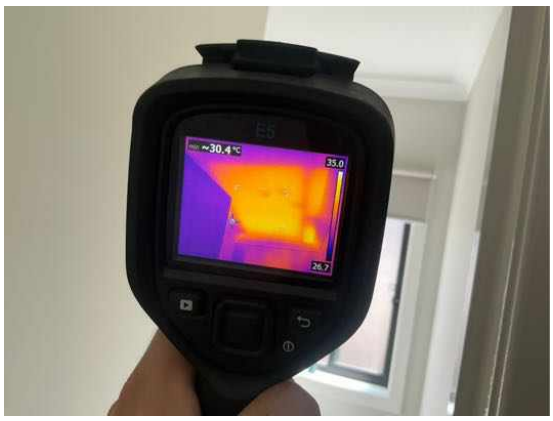
34.8
26.5


min 29.7 °C
34.7
26.4


E5
min 27.1 °C
32.5
24.2


E5
31.5 °C
37.3
29.3


E5
~31.6 °C
37.9
29.6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E5
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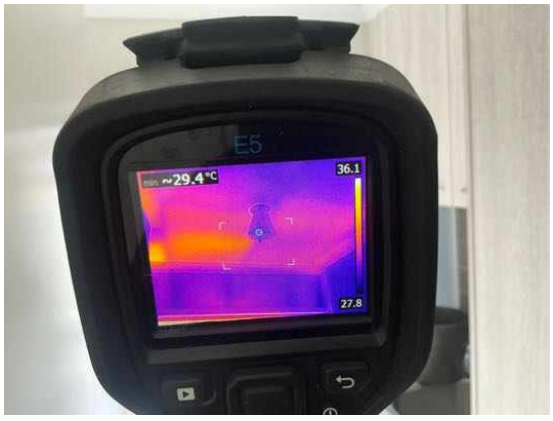
36.2
27.9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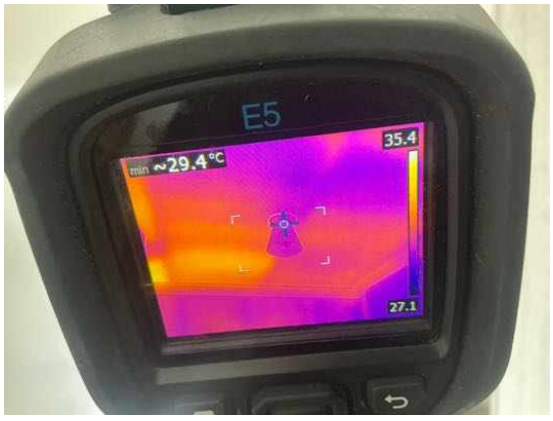
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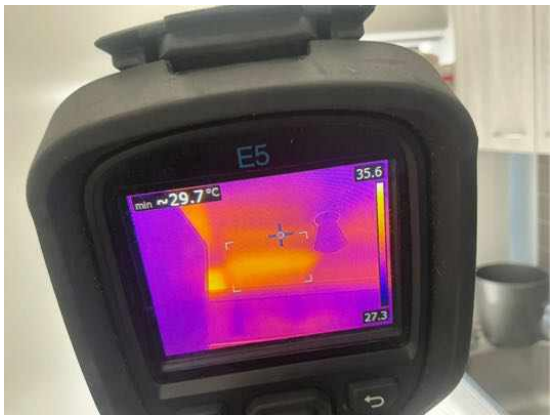
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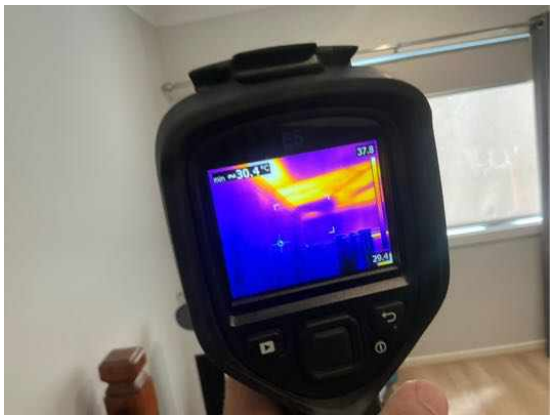
35.6
27.3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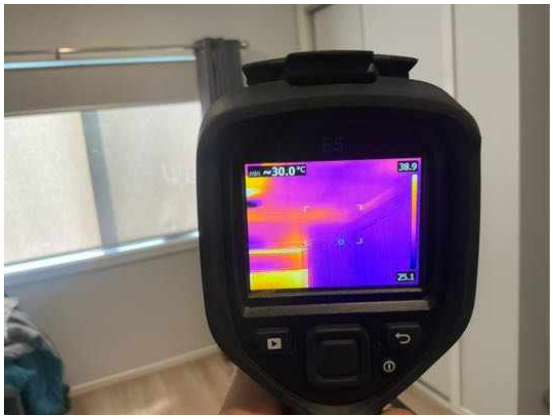
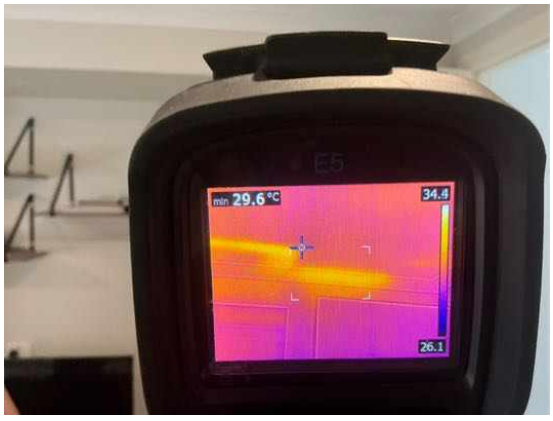
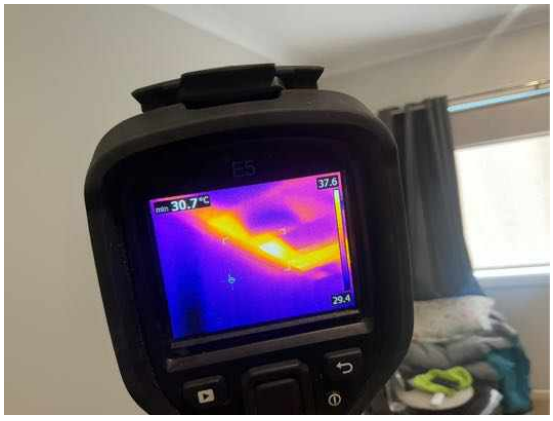






Defects 3.08

Building:	Main Building
Location:	Bathroom 2
Finding:	Shower - Damp
Information:	Damp is evident to the lower 300mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the grouting in this area, which shows evidence of deterioration. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of

excessive moisture are generally the cause of damp.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Consultation with a qualified plumber or bathroom specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Defects 3.09

Building:	Main Building
Location:	Bathroom 2
Finding:	Sealant and grouting - Deteriorated
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be minor mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout 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.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible

Defects 3.10

Building: Main Building
Location: Bathroom 2
Finding: Cracked Tile – Second Bathroom (Bathtub Area)
Information:

At the time of inspection, one tile adjacent to the bathtub in the second bathroom was observed to be cracked. The crack extends through the tile surface and is considered a defect.

Cracked tiles in wet areas may allow moisture to penetrate behind the tiled surface, which can contribute to deterioration of underlying materials over time if not addressed.

It is recommended that a qualified tiler remove and replace the cracked tile to maintain the integrity and durability of the bathroom finishes. Rectification should be undertaken in a timely manner.

Defects 3.11

Building: Main Building
Location: Bathroom 2
Finding: Noisy Exhaust Fan in bathroom 2
Information: The exhaust fan in the 2nd bathroom is producing excessive noise during operation, which indicates a potential issue with its motor, fan blades, or overall mechanism. The unusual noise disrupts the intended function of the fan and may suggest that it is either clogged, in need of maintenance, or nearing the end of its operational lifespan.

This issue may reduce the efficiency of the exhaust fan, leading to inadequate ventilation in the en-suite, which could contribute to moisture buildup and potential issues such as mold or mildew growth. A noisy fan is also generally less effective at expelling humid air, which could affect the overall air quality and comfort of the space.

It is recommended that a qualified technician inspect and service the exhaust fan to determine the cause of the noise. If necessary, the fan should be repaired or replaced to restore proper ventilation and ensure the en-suite remains well-ventilated and free of excess moisture.

Defects 3.12

Building: Main Building

Location: Roof Void

Finding: Missing Ceiling Insulation – Roof Void

Information:

At the time of inspection of the roof void, multiple large sections were observed where ceiling insulation batts were missing entirely. Insulation coverage was incomplete and inconsistent across the ceiling area.

Missing insulation reduces the thermal performance of the dwelling and may result in increased heat loss during winter and heat gain during summer. This can lead to reduced energy efficiency, higher heating and cooling costs, and diminished occupant comfort.

It is recommended that a qualified insulation installer supply and install compliant ceiling insulation batts to all areas where insulation is currently absent, ensuring even and continuous coverage in accordance with current NCC energy efficiency requirements. Rectification should be undertaken to restore the thermal performance of the dwelling.

Defects 3.13

Building: Main Building

Location: Roof Void

Finding: Internal Duct Liner Insulation Dislodged – Roof Void

Information:

At the time of inspection, the internal insulation lining within the flexible ductwork in the roof void was observed to be detached and sagging inside the duct. The inner liner appears to have separated from its intended position and is partially obstructing the duct cavity.

Dislodged internal duct insulation may restrict airflow, reduce the efficiency of the heating and cooling system, and place additional strain on the mechanical components. Over time, this condition may contribute to uneven air distribution and reduced overall system performance.

It is recommended that a qualified HVAC technician inspect the affected ductwork and repair or replace the damaged duct section as required. Prompt rectification is advised to restore proper airflow and maintain system efficiency.

Defects 3.14

Building: Main Building

Location: All External Areas

Finding: Gaps Between External Concrete Pathways and Exterior Walls

Information: At the time of inspection, noticeable gaps were observed between the external concrete path and the adjacent brickwork around sections of the dwelling perimeter. The separation appears greater than typically expected minor shrinkage movement and is consistent with differential ground movement over time. Detached downpipes were also noted in nearby areas, which further supports the likelihood of soil movement affecting external elements.

Separation between hard paving and the dwelling may indicate reactive soil movement, settlement, or moisture-related ground changes. Continued movement may place additional stress on footings, external walls, and connected services. If progressive, this condition could contribute to cracking of masonry, misalignment of drainage components, and other structural concerns.

It is recommended that the client monitor the affected areas for further movement or widening of gaps. If ongoing or progressive movement is observed, a qualified geotechnical engineer should be engaged to undertake further assessment of site conditions and provide recommendations. Early investigation is advised to mitigate the risk of more significant structural impact.

Defects 3.15

Building: Main Building

Location: Watertank

Finding: Partially Blocked water tank inlet

Information: The water tank inlet is currently partially blocked by an accumulation of grass, weeds, and rubbish. This obstruction hinders the proper flow of water into the tank, which can lead to reduced water capacity, contamination, and potential damage to the tank system. Immediate removal of the debris and regular maintenance are required to restore the water tank's functionality and prevent further issues.

Defects 3.16

Building: Main Building

Location: All External Areas

Finding: Gaps Around External Window Frames

Information: Multiple gaps were identified between the external window frames and the adjoining brickwork across several elevations. These gaps appear to be the result of either poor or inconsistent sealant application during installation, or deterioration of the original sealant over time.

Unsealed or poorly sealed gaps can allow moisture ingress, wind-driven rain, draughts, and provide potential entry points for pests. Ongoing exposure to moisture

may also contribute to internal dampness and premature deterioration of surrounding building elements.

A qualified handyman or registered builder should apply a consistent, waterproof, flexible exterior-grade sealant around all affected windows to ensure adequate weatherproofing and protection against moisture and pest entry.




Defects 3.17

Building:	Main Building
Location:	All External Areas
Finding:	Disconnected Downpipes – Stormwater System
Information:	

At the time of inspection, downpipes around the perimeter of the dwelling were observed to be detached from their respective stormwater drainage connections. The disconnections appear likely to have occurred due to ground movement or settlement affecting the underground pipework.

Disconnected downpipes may discharge roof water directly adjacent to the foundation, which can contribute to soil saturation, differential movement, and potential structural issues over time. Uncontrolled surface discharge may also cause localised erosion and moisture-related deterioration of adjacent building elements.

It is recommended that a licensed plumber reconnect the affected downpipes to the

stormwater drainage system and inspect the underground connections for movement or damage. Rectification should be undertaken as soon as practicable to ensure proper drainage of roof water away from the dwelling.

Defects 3.18

Building: Main Building

Location: Alfresco

Finding: Detached Tile Trim – Alfresco Area

Information:

At the time of inspection, the tile edge trim at the alfresco area was observed to be detached from the adjoining tiles. The trim is no longer securely fixed and may be prone to further movement or displacement.

Loose or detached tile trim may present a minor trip or sharp edge hazard and can allow moisture to penetrate behind the tiled surface if left unrectified. Continued exposure to external conditions may result in further deterioration of the adhesive bond.

It is recommended that a qualified tiler resecure or replace the affected tile trim to ensure it is properly fixed and aligned. Rectification should be undertaken in a timely manner to maintain the integrity and safety of the tiled surface.

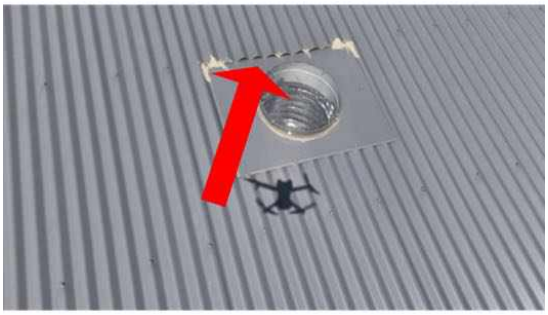
Defects 3.19

Building: Main Building
Location: Roof Exterior
Finding: Inadequate Sealant – Skylight Flashing (Roof Exterior)
Information:

At the time of inspection of the external roof surface, the sealant application around the skylight flashing was observed to be inadequate and inconsistent in areas. Sections appear to have insufficient coverage, which may compromise the weatherproofing integrity of the flashing junction.

Inadequate sealing around roof penetrations such as skylights may increase the risk of water ingress, particularly during heavy or wind-driven rain events. Over time, moisture entry at flashing junctions may lead to deterioration of roof framing, ceiling linings, insulation, and associated building elements.

As an advisory measure, it is recommended that a qualified roofing contractor inspect the skylight flashing in detail and properly reseal all perimeter junctions using appropriate external-grade roofing sealant. Preventative rectification is advised to minimise the risk of future moisture penetration.



Defects 3.20

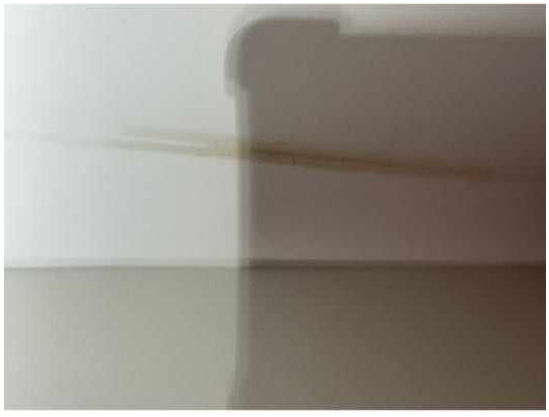
Building: Main Building
Location: All Internal Areas
Finding: Minor Cosmetic Cracking and General Wear and Tear – Internal Finishes
Information:

At the time of inspection, multiple minor cosmetic defects were observed to internal finishes throughout the dwelling. These included small cracks and gaps around internal door frames consistent with minor settlement and building movement, localised wear and tear to the skirting board in the second bedroom, and sections of cornice within the living room that appear to have been previously filled with a patching compound of a differing colour. Such conditions are commonly associated with normal building settlement, shrinkage of materials, and general ageing, and in some

instances may also reflect minor workmanship inconsistencies at the time of construction.

These defects are considered cosmetic in nature and do not currently indicate structural failure. However, they may affect the overall presentation and aesthetic finish of the dwelling if left unrectified.

Should the client wish to improve the visual presentation, a qualified plasterer and/or painter may be engaged to prepare surfaces, properly fill cracks and gaps, sand smooth, and repaint affected areas to achieve a uniform and professional finish. Rectification is considered discretionary and cosmetic.



Defects 3.21

Building:	Main Building
Location:	Gutters
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 handyperson as a matter of urgency.

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- Upon inspection, the 3-bedroom dwelling was found to be in below average condition when compared with other properties of a similar age and construction. Multiple maintenance-related defects were identified, as detailed within the body of this report, which require prompt attention to prevent further deterioration or the development of more significant issues. Timely rectification of the listed items is strongly recommended to preserve the overall performance, structural integrity, and condition of the property.

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

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

Disclaimer

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

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

Noted Item

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

Definitions to help you better understand this report

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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