



Building Inspection Report

Inspection Date: Fri, 16 Jan 2026

Property Address: 21 Yunga Ct, Broadbeach Waters QLD
4218, 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: Fri, 16 Jan 2026

Modified Date: Wed, 4 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 21 Yunga Ct, Broadbeach Waters QLD 4218, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Troy Profilio Ph: 0438 402 039
Email: Mermaidwaters@jimsbuildinginspections.com.au

NSW 239971C
QBCC 15128818

Company Name: Jim's Building Inspections (Mermaid Waters)

Company Address and Postcode: Mermaid Waters 4218

Company Email: Mermaidwaters@jimsbuildinginspections.com.au

Company Contact Numbers: 0438 402 039

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: Not Applicable

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.

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Footpath, Garage, Pergola, Pool, Porch, Retaining Walls, Shed
Other Timber Bldg Elements	Floating Floor, Landscaping Timbers and Construction, Porch / Patio, Door Frames, Deck, Architraves, Doors
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed, Pitched
Storeys	Three Storey
Walls	Brick Veneer, Rendered, Weatherboards
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
- Fencing
- Gardens
- Interior
- Ancillary Pool Equipment
- Exterior of Pool Fencing
- Interior of Pool Fencing
- Pool Surrounds
- Posts
- Roof Exterior - Part
- Slab Edge
- The Site
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior - Part

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

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

- Appliances and equipment
- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Furniture
- External concrete or paving
- Floor coverings
- Stored items

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: **Medium**

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

Defects 1.01

Building: Main Building
 Location: Balcony > Rear Left
 Finding: External tap - over Gpo
 Information: AS/NZS 300:2018 electrical equipment must not be installed where it is likely to be exposed to water including dripping splashing or spraying of hoses.

an external tap is installed directly above an external power outlet.

this arrangement exposes the electrical outlet to potential water dripping and spray, which does not comply with AS/NZS 3000 requirements for electrical installations to be protected from water exposure.

A qualified electrician or plumber should relocate the power outlet or tap to achieve compliant separation.





Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
 Location: Walls > Front
 Finding: Visible gaps - between walls and paving
 Information: There is visible gap between wall and external tiled paving.

This junction is a movement/expansion joint not a grout joint.

This may allow water ingress rain water can track cavities or slab edges, dampness efflorescence, render/paint failure, or internal moisture issues.

Rectification works are required.





Defects 3.02

Building:	Main Building
Location:	Walls > Front
Finding:	External wall weatherboard- cracks
Information:	Cracks to the external weatherboard wall right side of building was found at the time of the inspection.

Weatherboard walls cracking can be signs of underlying defects or issues with the building due to natural expansion and contraction of timber due to moisture and temperature changes, uneven settling of foundations or soil movement, buckling splitting or separation between boards.

This may also be due to frequent exposure to weather.

It is recommended that repairs to wall be carried out to prevent moisture ingress.



Defects 3.03

Building:	Main Building
Location:	Bathroom > Front
Finding:	Plaster/paint - substandard works
Information:	The works to the plaster/paint appear to be incomplete or have been completed to a substandard level.

Works that have not been completed to a satisfactory level create potential for the development of building defects and may impede on the safety and integrity of the overall structure.

It is highly recommended that the relevant trades be appointed to complete these works and ensure the safety of the area and the longevity of all associated building elements.



Defects 3.04

Building: Yard

Location: Pool Area > Front
 Finding: Tiles - Cracked or damaged
 Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Defects 3.05

Building: Yard
 Location: Pool Area > Front
 Finding: Cracks to external render - Category 1
 Information: It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and

which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.06

Building:	Main Building
Location:	Sunroom/entry > Front
Finding:	Unconventional handyman work
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.



Defects 3.07

Building:	Main Building
Location:	Bedroom - Master > Rear Right
Finding:	Water staining
Information:	Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



Defects 3.08

Building:	Main Building
Location:	Weather board > Front
Finding:	External weather board - cracks
Information:	Cracking was observed to sections of the external weather board cladding.

This condition may allow moisture ingress and indicates movement of the cladding material.

Repair and maintenance are recommended.



Defects 3.09

Building: Main Building
Location: Bathroom > Rear
Finding: Shower screen- leaks
Information: At the time of inspection it was noted that the shower screen has minor leak.

Although minor leaks to shower screens may seem insignificant, they may cause damage to other fixtures such as grout ,vanities

And create mould damage which may become costly.

Re-Sealing of screen is recommended to be rectified as soon as possible to stop further deterioration.

A handyman may be required to rectify this condition.





Defects 3.10

Building:	Main Building
Location:	Upper alfresco > Rear Right
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.





Defects 3.11

Building: Main Building
Location: Toilet (WC) > Rear
Finding: Window - reveal-gaps
Information: At the time of the inspection it was noted that there are gaps in the bathroom timber reveal.

Gaps should be sealed to prevent moisture penetration and damage to internal building members.

Moisture to internal wall cavities may also create mould and become conducive to timber pest.

A handyman or painter may be required to rectify this condition.



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

- At the time of the inspection, the property in comparison to others of similar age and construction is in good condition.

All defects as stated in this report may be rectified by the relevant trades.

For further information, advice and clarification please contact Troy Profilio on: 0438 402 039

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building:	Main Building
Location:	Stairs - Internal > Existing
Finding:	Metal tek screws - stair case
Information:	Metal tek screws often refers to self tapping/self drilling fasteners used to fasten metal framing, components or timber to steel.

These screws are sometimes also referred to as tek screws. In Australia relevant specifications for self drilling, self tapping screws in construction are covered by AS.3566(screws -self drilling for the building and construction industries).

Where tek screws are used, they may be specified on engineers or manufacturers drawings for structural elements like stringers, balustrades, treads or brackets.

If the stairs case fixings are structural connections designed by an engineer, typically sheet metal screws alone may not provide sufficient strength, those usually require structural fasteners, bolts or engineered brackets.

If screws don't comply with AS.3566 or equivalent performance criteria, or are not suitable for the material thickness.





The following items were noted as - Fair Condition

Noted Item

Building:	Yard
Location:	Pool Area > Front
Finding:	Pool tile - junctions sealant missing
Information:	The junctions where the pool tiles meet the coping/ pool edging has no flexible sealant.

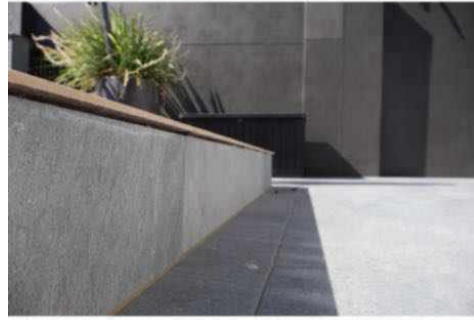
This Junction is a movement joint that requires adequate flexible sealant.

Pool junctions are required to be sealed as this may allow water to migrate behind tiles and into bedding or pool shell interface.

Constant wetting plus movement increases the risk of tiles popping or drummy tiles.

This may also allow cracking to junctions due to thermal and structural movement.

It is recommended that sealant be carried out as soon as possible.



Noted Item

Building: Main Building
 Location: Alfresco > Rear
 Finding: External wall weatherboard- cracks
 Information: Cracks to the external weatherboard wall right side of building was found at the time of the inspection.

Weatherboard walls cracking can be signs of underlying defects or issues with the building due to natural expansion and contraction of timber due to moisture and temperature changes, uneven settling of foundations or soil movement, buckling splitting or separation between boards.

This may also be due to frequent exposure to weather.

It is recommended that repairs to wall be carried out to prevent moisture ingress.



Noted Item

Building:	Main Building
Location:	Alfresco > Rear
Finding:	Cracks to external render - Category 2
Information:	It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Noted Item

Building: Main Building
 Location: Subfloor > Rear
 Finding: Building materials in direct ground contact - conducive to termites
 Information: Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity. Whether timber is used as a building element part of a fencing structure they can provide an environment that is attractive to termite infestation.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Regular inspections of materials that may be conducive to termite activity should be regularly monitored to minimise the risk of termite attack.





Noted Item

Building: Main Building
 Location:
 Finding: Ceiling - Water stained
 Information: Water staining to ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



Noted Item

Building: Main Building
 Location: Paving > Rear Right
 Finding: Grout cracking - external tile area
 Information: Cracks are visible in the grout joints between external floor tiles.

The cracking may be isolated across a section of tiled surface.

Movement or flexing of the substrate (e.g slab or screed) due to temperature changes ground movement or inadequate control joints.

A tiler or handyman may be required to rectify this condition.



Noted Item

Building: Main Building

Location: Porch > Front

Finding: External wall weatherboard- cracks

Information: Cracks to the external weatherboard wall right side of building was found at the time of the inspection.

Weatherboard walls cracking can be signs of underlying defects or issues with the building due to natural expansion and contraction of timber due to moisture and temperature changes, uneven settling of foundations or soil movement, buckling splitting or separation between boards.

This may also be due to frequent exposure to weather.

It is recommended that repairs to wall be carried out to prevent moisture ingress.



Noted Item

Building: Main Building
Location: Sunroom/balcony > Front
Finding: Balcony sealant discoloured - edge
Information: Sealant to balcony edges/ joints shows premature and uneven discolouration inconsistent with a new installation.

The condition indicates possible use of incorrect or low-grade sealant, inadequate surface preparation or moisture ingress.

The finish is not uniform and does not meet acceptable standards of workmanship.

Rectification works are required.





Noted Item

Building: Main Building
Location: Alfresco > Front
Finding: Balcony sealant discoloured - edge
Information:



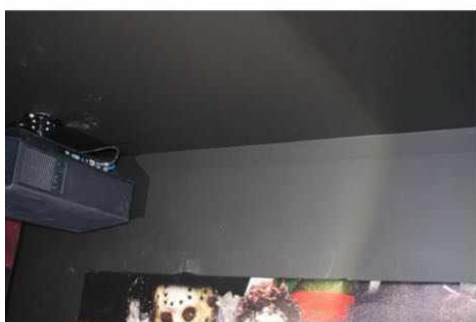
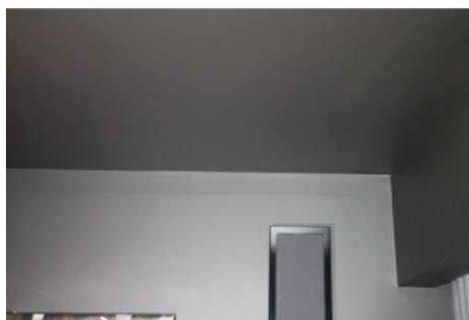
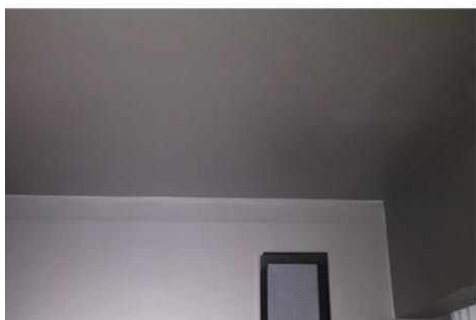
Noted Item

Building:	Main Building
Location:	Media > Centre
Finding:	Paint finish - Substandard
Information:	The paint finish in this area was found to have been completed to a substandard level. Substandard painting is generally classified as an appearance defect. However, the substandard appearance may also be indicative of poor surface preparation and substandard workmanship.

If this applies, further areas of poor and incomplete finishes could develop over time. Furthermore, substandard paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials.

Substandard paint finishes should be sanded back, filled, leveled and repainted, as applicable. Where inadequate paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.



Noted Item

Building:	Main Building
Location:	Bedroom > Rear
Finding:	Excessive moisture - identified walls
Information:	Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by inadequate external sealing to walls or poor site drainage.

Prior to any remedial works being performed, further inspection of the property drainage to identify the cause of the excessive moisture. Works to affected building

elements may then be necessary and should be performed by an appropriate tradesperson.



Noted Item

Building: Main Building
Location: Balcony > Rear
Finding: Sealant gaps - deterioration
Information: Gaps and deterioration were observed to the sealant to balcony edge junctions.

Associated moisture staining is visible to adjacent finishes below indicating water staining occurring at the balcony perimeter.

The likely causes are; Poorly applied flexible sealant, inadequate sealant to balcony edge and tile terminations.

Possible lack of effective waterproofing detailing at the balcony perimeter.

Implications/ risks of moisture damage to substrates, soft fits and external finishes.

It is recommended a licensed water proofer or sealant technician be engaged to inspect condition and make recommendations.



Noted Item

Building: Main Building

Location: Bedroom - Master > Front
Finding: Floor tiles - bowing finished level.
Information: Floor tiles are bowed/uneven resulting in visible bowing adjacent tiles and an inconsistent finished surface.

The defect is noticeable under normal lighting conditions and is evident when viewed across the floor plane.

This may indicate poor installation, affects aesthetics looks and may lead to premature cracking or debonding.

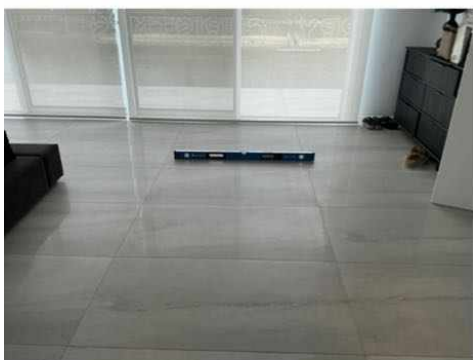
AS.3958 - ceramic finished tiling must be reasonably flat and even.

QBCC standards and tolerances guide.

Lippage or bowing is allowed only within the inherent bow of tile.

Excessive lippage visible under normal viewing conditions is not acceptable.

Rectification may be required under standards and tolerances guide.





Noted Item

Building: Main Building
Location: Ensuite - Master > Existing
Finding: Falls in tiled floor towards - ensuite entry
Information: Under QBCC guidance, aligned with the NCC and AS 3740 (Waterproofing of domestic wet areas), ensuite floors must be constructed to direct water to the floor waste and away from doorways.

Not acceptable standards as per the QBCC;

Falls toward the bathroom entry/ door

Any back-fall away from the floor waste

Risk of water flowing out of the wet area

There is no tolerance for incorrect falls that compromise drainage or waterproofing performance.





Noted Item

Building: Main Building
 Location: Weatherboard > Front
 Finding: External weather board - cracking
 Information: Cracking was observed to sections of the external weatherboard cladding at the time of inspection.

The cracking may be associated with age related deterioration, thermal movement, moisture exposure or inadequate fixing and maintenance.

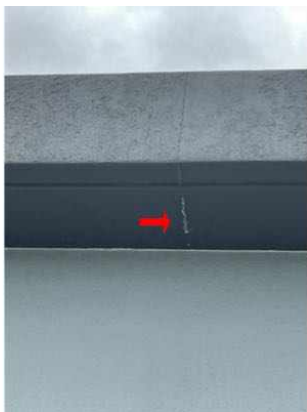
Cracked weatherboards can allow moisture penetration into wall cavity, increasing the risk of timber decay, mould growth and potential termite access.

If left un-rectified ongoing movement and water ingress may lead to further deterioration of the cladding and underlying framing.

A suitable qualified builder should be should asses the affected areas to determine the extent of the deterioration.

Repairs may include sealing minor cracks, replacing damaged weatherboards and repainting with an appropriate exterior coating.

On going maintenance is recommended to prevent further deterioration.

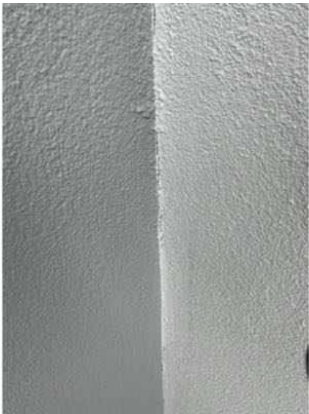


Noted Item

Building: Main Building
Location: Family Room/balcony > Front Right
Finding: External weather board - cracks
Information: Cracking was observed to sections of the external weather board cladding.

This condition may allow moisture ingress and indicates movement of the cladding material.

Repair and maintenance are recommended.



Noted Item

Building: Main Building
 Location: Stairs - Internal > Existing
 Finding: Stair case tread loose (going)
 Information: The internal staircase contains a loose tread (going) 3rd from top that moves under load.

There no allowable tolerance for movement in stairs components.

Where movement is noted rectification works should be undertaken to prevent further deterioration.

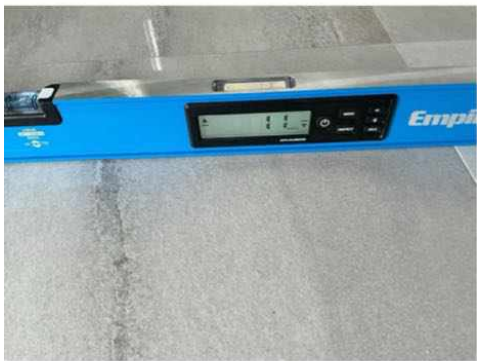


Noted Item

Building: Main Building
 Location: Upstairs living > Front Right
 Finding: Flooring out of level
 Information: Under the QBCC guidance which adopts the NCC and AS.3958.1 ceramic tiles, the key tolerance applied to finished tiled floor is as follows:

Maximum allowable tolerance, 10mm over a 3 metre straight edge.

This is measured over finished tiled surface.



Noted Item

Building: Main Building
Location: Toilet (WC) > Front
Finding: Door - Binding
Information: Binding of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door jamb.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.





The following items were noted as - Good Condition

Noted Item

Building: Main Building
Location: Living Room > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Dining/kitchen > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Bathroom > Existing
Finding: Bathroom - satisfactory
Information: Bathroom was found in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Hallway > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



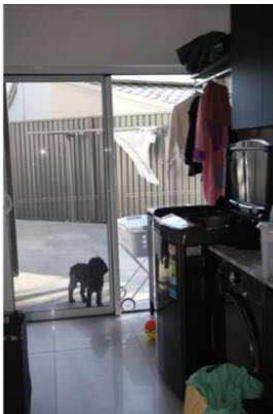
Noted Item

Building: Main Building
Location: Bedroom > Existing
Finding: Bedroom - satisfactory
Information: Bedroom was found to be in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Laundry > Existing
Finding: Laundry - satisfactory
Information: Laundry room was found in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Garage > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Bedroom > Existing
Finding: Bedroom - satisfactory
Information: Bedroom was found to be in a satisfactory condition.



Noted Item

Building: Main Building
Location: Bedroom > Existing
Finding: Bedroom - satisfactory
Information: Bedroom was found to be in a satisfactory condition.



Noted Item

Building: Main Building
Location: Stairs - Internal > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Bathroom > Existing
Finding: Bathroom - satisfactory
Information: Bathroom was found in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Bedroom > Existing
Finding: Bedroom - satisfactory
Information: Bedroom was found in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Bedroom > Existing
Finding: Bedroom - satisfactory

Information: Bedroom was found to be in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Roof Exterior > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





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.