



Building Inspection Report

Inspection Date: Tue, 10 Mar 2026

Property Address: 1/26 Narcissus Ave, Boronia VIC 3155,
Australia



Contents

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

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 10 Mar 2026

Modified Date: Wed, 11 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 1/26 Narcissus Ave, Boronia VIC 3155, 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 the condition documented in this report.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Carport, Driveway, Fence - Post and Rail Construction, Pergola, Porch, Water Tanks
Other Timber Bldg Elements	Fascias, Floorboards, Architraves, Skirting Boards, Deck, Stumps, Door Frames, Veranda Posts, Doors, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched
Storeys	Single
Walls	Hardi-plank, Weatherboards
Weather	Overcast

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 skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.

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

Obstructions and Limitations

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

- Above safe working height
- Areas of low roof pitch preventing full inspection
- Evidence of recently painted walls or ceilings
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Debris in gutters
- Decking

- Lack of clearance - subfloor
- External finished ground level
- Floor coverings
- Furniture
- Insulation
- Mould - Health Hazard
- Subfloor was obscured due to poor clearance and obstructions. Less than 25% of the inspectable area was accessible.
- Subfloor area - Limited access due to restrictive crawl space
- Unsafe to Access Roof - No Fall Protection System

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

Defects 1.01

Building: Building 1
Location: All Areas > All Areas
Finding: Electrical wiring in subfloor area
Information: Please note that commenting on electrical works are outside the scope of this inspection. At the time of the inspection the subfloor area was considered to be a safety hazard to tradespersons and occupants that enter the subfloor area. Electrical wiring was observed in numerous areas not to be adequately clipped off and showed numerous areas of unprofessional work practices. Electrical wiring or fittings that are not installed in a tradesmen like manner may have been installed by un-registered persons.

With un-tradesmen like work practices shown in the subfloor areas, it is suspected that some areas may not have been installed by a licensed electrician and are considered a potential safety hazard including for fire and personal contact. It is recommended that the client contact a licensed electrician to investigate and carry out further inspection, where deemed necessary.



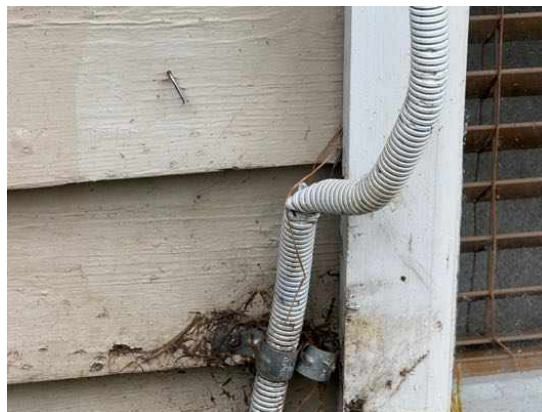


Defects 1.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Electrical cabling exposed below the exterior A/C unit
Information:	Please note that commenting on electrical works are outside the scope of this inspection. Please engage a licensed electrician to further inspect the property. All exposed cabling is recommended to be in conduits or boxed in. so.

Under the air-conditioning unit exposed electrical cabling was able to be touched and accessed by occupants, children, pets, and whipper snipers etc. These electrical cables should never be exposed due to the possibility of electrocution, fire hazards or safety hazards. Client should appoint a qualified licensed electrician immediately for further investigation and rectification.





Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Wood rot
Information:	Wood rot was found to be affecting some fascias, decking timbers, fences and numerous other building elements around the exterior areas. 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, they also make fascias and other building elements susceptible to accelerated wood rot and further deterioration.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. 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 a licensed plumber be appointed to inspect all roof plumbing and subsequently identify the cause for the wood rot. Replacement of affected fascias and or other building elements may then be a necessary step in protecting surrounding areas from such deterioration. A qualified plumber 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 3.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Gutters - Partially blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all leaf matter and 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 at an accelerated rate to the associated building elements, 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 at all times. Client should consider the appointment of a gutter cleaning company to carry out these works periodically or with a licensed plumber gain some further specific advice on remedial works that may be deemed to be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or others, a gutter cleaning company or a general handy-person in the short term future.







Defects 3.03

Building: Building 1
Location: All Areas > All Areas
Finding: Down-pipe boots broken and deteriorated
Information: It was observed at the time of inspection that the rear down-pipe boots at the bottom of the down-pipes were broken and deteriorated from suspected impact damage. These down-pipe boots are considered to be beyond repair and will need to be replaced, these broken down-pipe boots are making these areas susceptible to excessive water and moisture. This will therefore make these areas susceptible to excessive moisture, wood rot, rust, corrosion, termite and pest. If left unmanaged, the excessive moisture and water surrounding these adjacent areas is likely to lead to secondary damage to adjoining areas and or other building elements, this also makes these areas more susceptible to termite or timber pest activity. It is recommended that client appoint, seek advise from a licensed plumber to rectify and repair all deterioration in downpipes, gutters, fixtures and fittings.





Defects 3.04

Building: Building 1

Location: All Areas > All Areas

Finding: Down-pipes not adequately connected to stormwater

Information: It was observed at the time of inspection that some of the down-pipes were not adequately connected or situated over stormwater point and not sealed adequately, these should be all connected properly into the stormwater drainage system and fully inserted into stormwater drainage point. Where these sit above the stormwater point, the surrounding areas are highly susceptible to excessive moisture from splashing out.

If left unmanaged wood rot, rust, corrosion, termite and pest. If left unmanaged wood rot, rust and corrosion is likely to lead to secondary damage and defects to the

surrounding building elements, adjoining these areas, this also makes these areas more susceptible to termite or timber pest activity. It is highly recommended that client appoint and seek advice and consultation with a licensed drainage plumber to gain advice and rectify affected down-pipes.





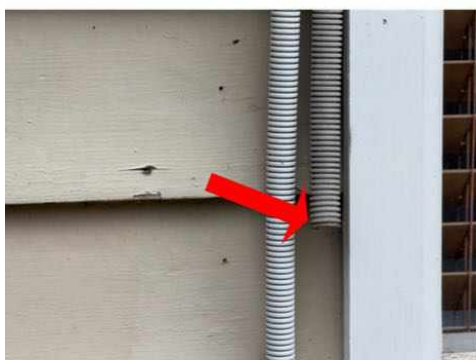
Defects 3.05

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Site stormwater drainage
Information:	The client must ensure that site drainage throughout the exterior and interior areas remain free from excessive water and moisture. The site in some areas is suspected to require extra aggy drains and storm water drainage to improve numerous areas where it is suspected to receive excessive run off from neighbouring properties and to ensure excessive water and moisture is not directed towards the perimeter exterior walls. These sections of the aggy stormwater plumbing need to be cleared, all surface drainage and sub soil drainage systems must be protected from debris, soil, sand or any other material which may impede the operation of the aggy and stormwater drainage networks.

The purpose of the aggy pipes is to drain off ground, surface and some sub-surface water and gets carried away from areas where excess water would collect around the home foundation footings or the ground becomes to soggy.

Defects 3.06

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Air conditioner - disconnected overflow
Information:	The Air Conditioners (A/C) overflows were observed to be disconnected from storm water drainage point and may be creating excessive moisture during extended use, in the surrounding area. Such leaking from the waste pipe of the air conditioner creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation. It is highly recommended that a licensed plumber be appointed to connect the A/C overflow to a stormwater point in order to prevent such an environment from being created. These minor works should be carried out in the near future.



Defects 3.07

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Timber stumps - Suspected deterioration
Information:	It was noted that the property has timber stumps at the rear areas of the home. Inspection of the condition of the timber stumps - below the surface of the ground - is excluded from the scope of this report. However, it is suspected that several timber stumps are deteriorating, evidenced by secondary defects such as uneven flooring, visually-observable subsidence or major cracking within the property. Even without these secondary defects, deteriorated stumps may still be present.

Where timber stumps are failing, a high degree of maintenance or even replacement of stumps may be required in the short- to medium-term future. It is probable that there is some degree of wood rot or deterioration beginning to occur in areas that are currently inaccessible for inspection. Timber stumps are no longer used in current building practices due to their susceptibility to wood rot and deterioration over a prolonged period of time.

The client should be prepared that in purchasing a property with timber stumps, that the need to restump the property in the short- to medium-term future is highly likely, which involves expensive works.

A registered builder specialising in re-stumping may be appointed to provide a more

invasive inspection of the timber stumps and provide estimates on any works that may be required.





Defects 3.08

Building:	Building 1
Location:	Kitchen > All Areas
Finding:	Kitchen and bathroom cabinets
Information:	The kitchen and bathrooms cabinet doors showed signs of lack of maintenance to the doors, drawers and cabinet carcasses. These were observed to have some damage or wear and may require some maintenance, remedial work or repair to ensure further deterioration does not continue further. Although these defects may detract from the overall looks of the cabinetry, in most cases it does not necessarily affect the operational state of the cabinetry.

To improve the operation of these affected cabinets, cabinet doors or drawers, a qualified cabinet maker or carpenter may be appointed to either replace, rejuvenate, rectify or repair any cabinetry as deemed to be necessary. Such works should be completed at discretion of the client.



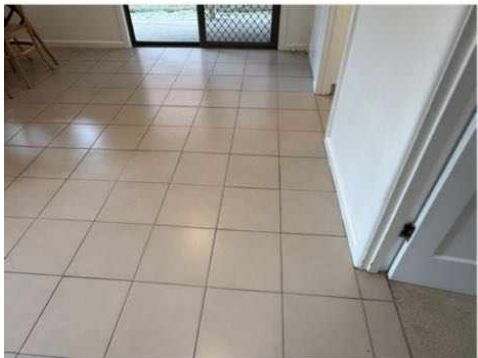


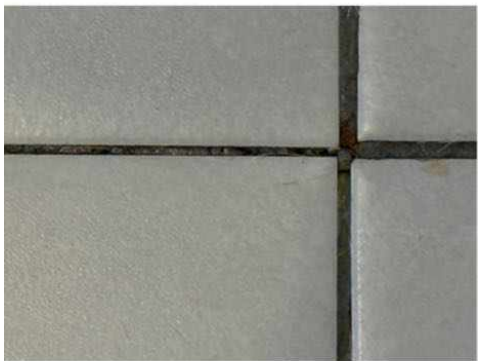


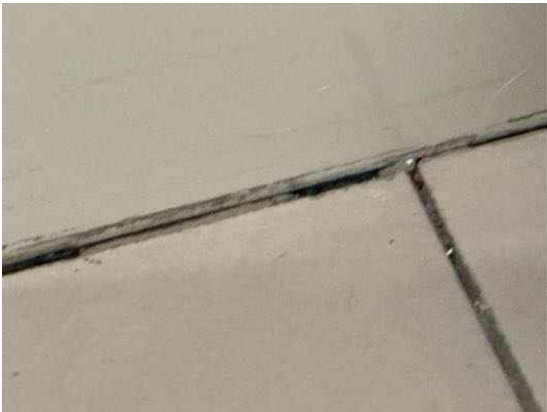
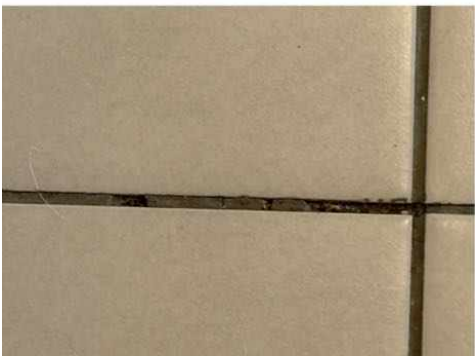
Defects 3.09

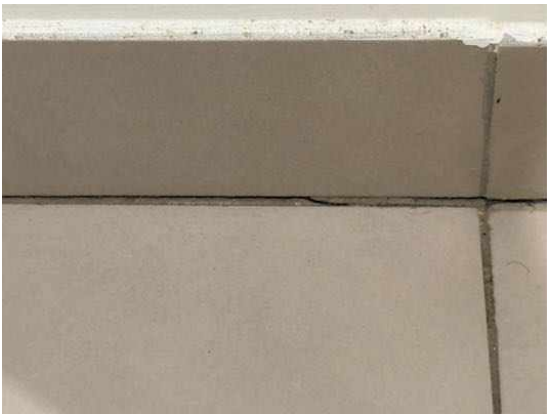
Building:	Building 1
Location:	Dining Room > All Areas
Finding:	Cracks in numerous floor tiles throughout the rear areas of the home
Information:	Cracked and poor substrate was suspected to be affecting the rear dining room and kitchen area floor tiles at the time of inspection. It is suspected that this cracking has occurred as a result of excessive movement of the substrate and flooring structures. Cracked tiles detract from the overall appearance of the affected areas, cracked tiles in this area may create or lead to secondary defects, due to the vicinity of moisture and wet areas, tiling should be rectified.

A qualified contractor or a licensed builder may be required to carry out an invasive inspection as to the cause of the numerous areas of cracking throughout the home. A tiling contractor should be appointed to perform the remedial works to the tiled areas. Although not considered to be a matter of high importance, replacement of cracked floor tiles is recommended in the short to medium term future. Where cracks become more numerous, contact a licensed Registered builder for further investigation.





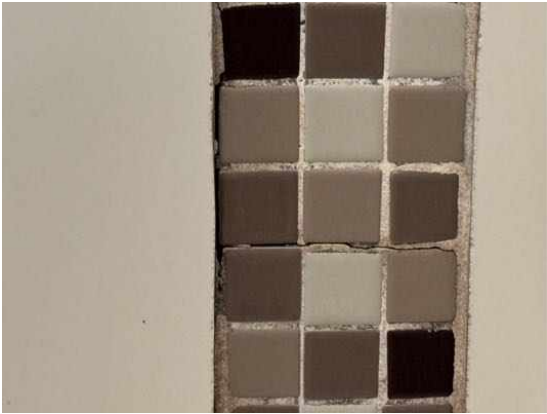
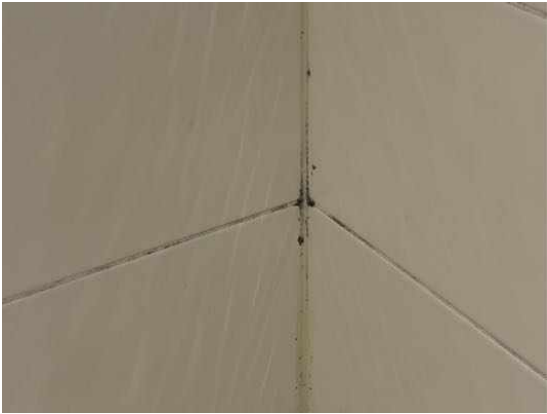


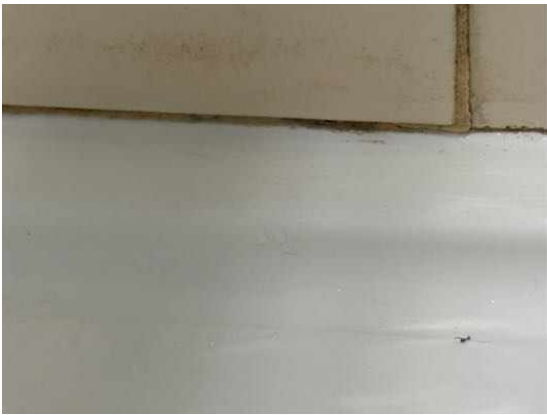


Defects 3.10

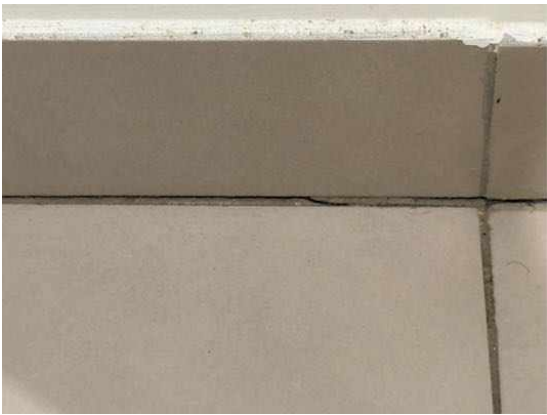
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Maintenance on sealant and grout throughout the balcony areas
Information:	<p>It was observed at the time of the inspection that some of the sealant or grout is deteriorating through exterior weather conditions and normal age and deterioration. Different materials on the balcony areas will move at different rates, generally causing the sealant move and crack at these junctions and joints over time. It is essential that maintenance is kept up in these areas with the appropriate flexible sealants and materials where deemed to be required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials. Flexible and mould resistant materials should be applied to any affected areas to prevent any subsequent water damage that is likely to occur if not maintained.</p> <p>Regular maintenance and replacement of any 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 where deemed to be necessary.</p>













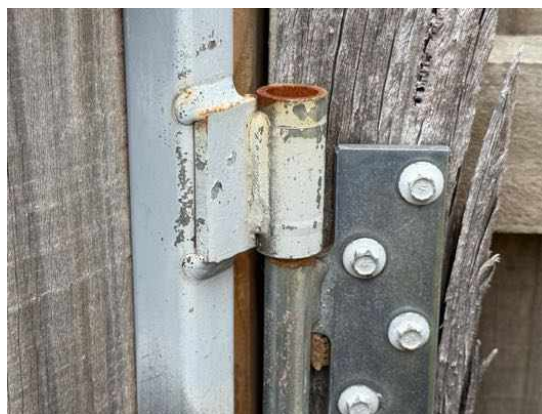
Defects 3.11

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Building elements - Rusted or corroded
Information:	Some exterior building elements and materials that show evidence of rusting and corrosion, has likely developed as a result of excessive exposure to moisture, harsh weather conditions and or inadequate coatings. 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 as much rust as possible, clean and re-paint these areas.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. 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 qualified painter or other relevant tradespersons may be appointed to paint affected areas and a qualified carpenter to replace any building elements that have been severely affected by rust or water damage.







Defects 3.12

Building:	Building 1
Location:	Chimney > All Areas
Finding:	The chimney showed some movement
Information:	The exterior chimney was observed to show some damage from minor movement at the time of the inspection. This movement is expected to be from a change in the surrounding areas, either in moisture content in the surrounding soil or some foundation movement. The client is recommended to either appoint a structural engineer to further inspect or in the future carry out and repair work where deemed necessary and monitor for any future movement.

Structural issues are generally the underlying cause of such cracking. It is suspected that this damage has been created due to general subsidence in the associated footings, normal age and deterioration, general expansion, and/or contraction of building materials in different weather conditions. These types of cracks in brickwork may develop if left unattended, with potential for necessitating in major remedial works in the future or replacement of the brickwork.

A structural engineer may be appointed, at the clients discretion, to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures. The structural engineer can also nominate a scope of works where required. Always contact a Registered builder or engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.



Defects 3.13

Building: Building 1
 Location: All Areas > All Areas
 Finding: Roof space manhole
 Information: Roof space manhole was observed to be missing some of the surrounding trimming required for safe ingress and egress from the roof space. All trimming and noggings should be installed and all sides of the manhole opening ensuring there is adequate support for tradesman and occupants to safely enter or wish to access these areas.

The lack of adequate trimming and or support around the roof space manhole is considered to show poor trade practices. If the manhole framing gave way and dislodged from the opening it is highly likely to cause serious injury to tradespersons

and or occupants. This is considered a safety hazard for any persons wishing to access to roof space.



Defects 3.14

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Subfloor excessive moisture producing mould
Information:	It was noted that moisture was travelling through the subfloor ground soil producing mould within the subfloor areas. Remedial work to rectify the moisture from entering the subfloor will be required in the medium term future. A plumbing contractor should be appointed to investigate the surrounding stormwater drainage around the home and if necessary add additional site drainage such as agriculture drainage and rectify any drainage not adequately working, broken or not connected to stormwater drainage on the site. Any disconnection or broken stormwater drainage problems can negatively impact the functional capacity of the site drainage system.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests. It is highly recommended that a licensed plumber be appointed to further inspect the exterior and subfloor areas and to install adequate aggy drainage and equipment where deemed to be necessary.







Defects 3.15

Building: Building 1
Location: All Areas > All Areas
Finding: Front and rear gates - hanging poorly
Information: At the time of the inspection it was observed that the front right hand side gate and the gate leading to the tank area did not operate as intended. A fencing contractor should be appointed to rectify and repair damage and deteriorated areas to the gate to prevent further damage if not rectified.



Section D Significant Items

D4 Further Inspections

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

- Geo-technical Engineer
- Licensed Plumber specialising in Roof Plumbing
- Mould Remediation Specialist
- Asbestos Inspector

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 an average condition with numerous minor defects and numerous maintenance items for the client to consider.

The shower alcove showed numerous areas where the grout had been dislodged from between the shower floor tiles. It is suspected that moisture has or will eventually penetrate these areas over time. This defect needs to be rectified immediately or in the very short future. To prevent further secondary damage, the client should not use this shower before these defects are rectified.

The exterior chimney was observed to show some damage from minor movement at the time of the inspection. This movement may be from a change in moisture content in the surrounding soil or some foundation movement. The client is recommended to either appoint a structural engineer to check its structural integrity.

The rear exterior roofing iron was observed to have minimal screws for the roofing iron. It is recommended that the client appoint a registered roofing plumber to provide advice and the remedial work to ensure the roofing iron is fixed down adequately and that all of the roofing iron and flashings remain weathertight and waterproof.

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.











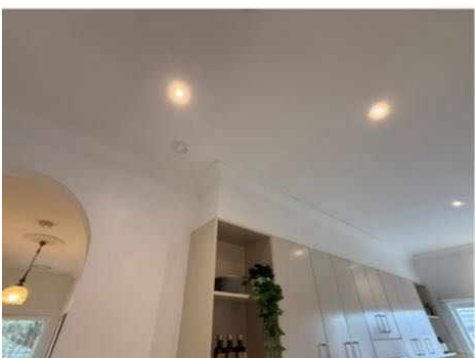
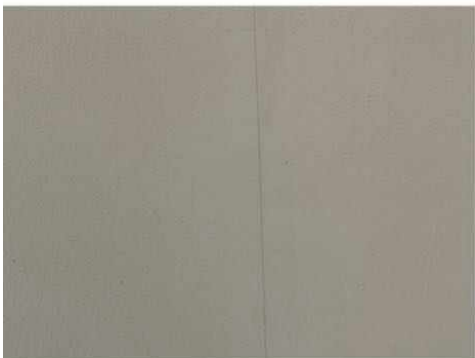


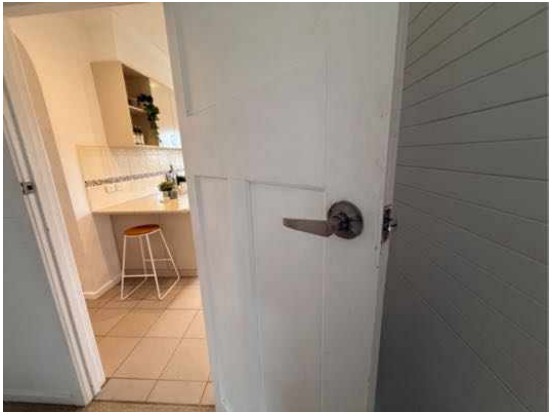
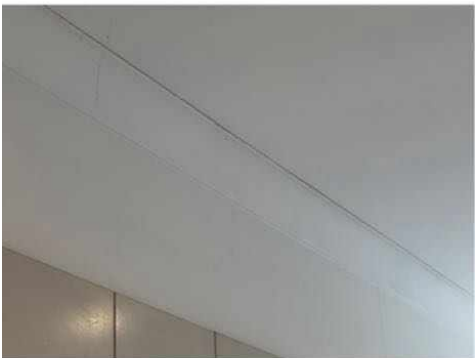










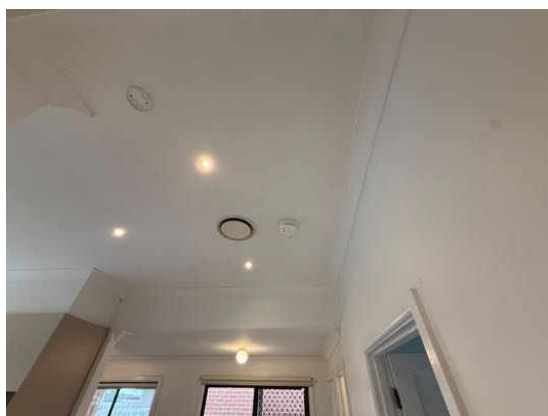
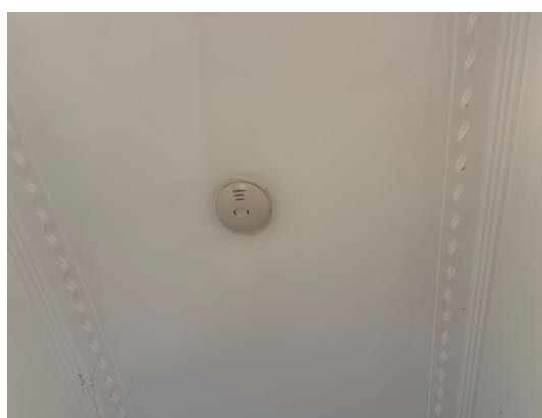




Noted Item

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: Air filters, grilles and fans - require maintenance and cleaning
 Information: Air grilles and fan covers need regular maintenance and cleaning. Dust, debris and dirt accumulated on the grill mesh will obstruct the normal air flow, these should be cleaned to prevent impairment of their intended functions. This includes such grilles and air filters from rangehood sis, ducted heating / cooling units, ceiling and bathroom

fans.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Trees - Overhanging and filling gutters
 Information: Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters. Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements.

Where gutters get blocked from excessive leaf matter, water pooling is highly likely to occur more frequently, fast-tracking, rust and corrosion of the roof plumbing elements and making these areas even more susceptible to secondary defects. It is highly recommended that if at all possible, all overhanging tree branches be removed to prevent further damage. Such works can be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. Asbestos sampling can only be taken upon ownership of the property only, due to being an invasive procedure.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.





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: 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.





Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Post and rail fences
 Information: Post and rail fences showed damage and deterioration at the time of the inspection. This deterioration is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition.

Left unmanaged, further deterioration is likely to develop further, necessitating in extensive repair or replacement areas of the timber fences, this will depend on the age and deterioration and or wood rot, further damage is suspected of occur.

To maintain the condition of the external timber building elements, any affected areas should be substituted as soon as possible with pre-treated replacements. A qualified fencing contractor should be appointed to repair and replace post and rail fencing where deemed to be necessary.





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.