



Building Inspection Report

Inspection Date: Sat, 21 Feb 2026

Property Address: Unit 2/92 Roberts St, WEST FOOTSCRAY,
VIC, 3012, 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: Sat, 21 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 2/92 Roberts St, WEST FOOTSCRAY, VIC, 3012, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Daniel Hills Ph: 0488 631 253
Email: Essendonwest@jimbuildinginspections.com.au

Company Name: Jim's Building Inspections (Essendon West)

Company Address and Postcode: Essendon West 3040

Company Email: Essendonwest@jimbuildinginspections.com.au

Company Contact Numbers: 0488 631 253

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: 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 with some minor defects found.

Section B General

General description of the property

Building Type	Townhouse, Residential, Multi Unit Property
Company or Strata title	Yes
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South East
Other Building Elements	Water Tanks, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Fascias, Floating Floor, Internal Joinery, Landscaping Timbers and Construction, Porch / Patio, Skirting Boards, Stair Railing, Staircase, Eaves, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond), Flat
Storeys	Double
Walls	Brick Veneer (Timber Framed), Rendered, Timber Framed and Clad
Weather	

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
- Landscaping Timbers
- Posts
- The Site
- Trees
- Wall Exterior

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Ceiling Cavity.
- Exterior Roof Surface - Second Storey.
- Roof Exterior.
- Roof Void due to lack of access.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

wherever possible.

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Overhanging vegetation
- Patio
- Porch
- Rugs
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the

presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **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

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking to Painted Architraves and Skirting Boards
Information:	Cracks were observed opening up in various sections of the painted architraves and skirting boards. These cracks may be associated with minor building movement, timber shrinkage, or inadequate surface preparation prior to painting.

Implications:

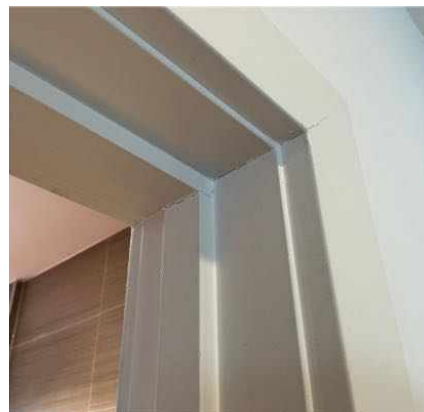
- Aesthetic presentation is compromised by visible cracking.
- Potential ongoing movement may lead to further deterioration or require repeated maintenance.
- May indicate underlying workmanship or preparation issues.

Recommendations:

- Engage a qualified painter or builder to assess the extent of cracking and undertake necessary repairs, which may include filling, sanding, and repainting affected areas.
- Monitor for any signs of worsening or recurring movement over time.

This condition is not uncommon following recent painting, particularly in timber joinery, and is typically considered a maintenance item unless associated with significant structural movement.





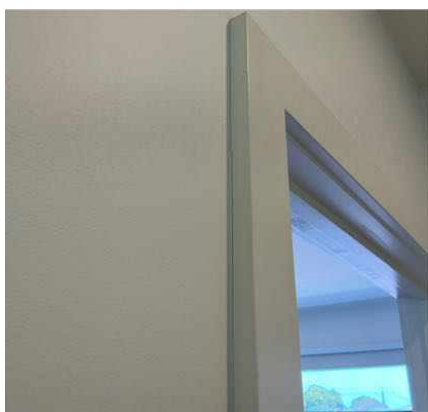
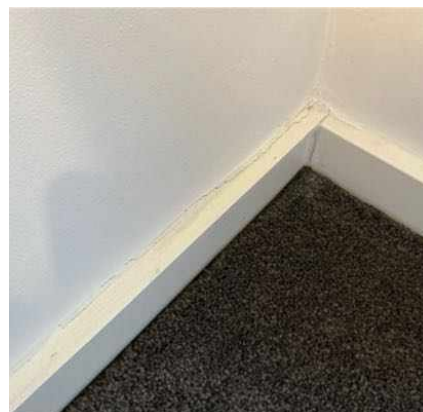
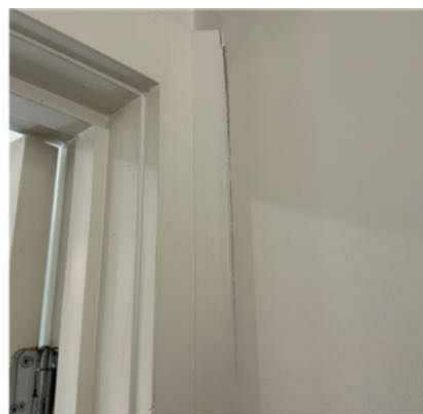
Defects 3.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Cracking at Junctions Between Wall Linings and Timber Trims - PCI
Information:	Minor cracking was observed at junctions where wall linings meet architraves and skirting boards throughout the dwelling. These cracks are consistent with normal settlement and material shrinkage that can occur as the building stabilises within the initial occupancy period. However, visible gaps and paint fractures at these locations detract from the finish quality expected at handover and within the 90-day maintenance period.

Reference:

- Guide to Standards and Tolerances 2023 – Section 13.03: Hairline cracking up to 1 mm at junctions between dissimilar materials is acceptable; cracking greater than this is considered a defect.
- NCC 2022, Volume Two – Clause 10.7.1: Linings and finishes must be installed to maintain an acceptable standard of appearance and performance.
- AS/NZS 2589:2017 – Gypsum Linings Application and Finishing: Requires joints and junctions to be finished to a smooth, even surface consistent with the specified finish level.

Rectification is required to fill, sand, and repaint affected junctions to restore a consistent and uniform finish throughout, ensuring the dwelling meets expected presentation and durability standards for new residential construction.



Defects 3.03

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

Implications:

- May result in minor functional issues such as jamming or sticking of doors and

windows.

- Reduces the cosmetic quality of interior finishes.
- Could indicate areas that warrant future observation for progressive movement.

Recommendations:

- Engage a qualified plasterer to repair cracks and consider installing expansion joints if necessary to accommodate ongoing building movement.
- Arrange for repainting by a qualified painter following any plaster repairs.
- Monitor cracks over time for signs of progression (e.g. widening, lengthening, or new cracks forming).
- If deterioration continues or operational issues with doors/windows arise, seek further assessment from a building inspector or structural engineer.

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



Defects 3.04

Building:	Main Building
Location:	Entry
Finding:	Deteriorated Door Seal
Information:	The door seal was observed to be significantly deteriorated and no longer provides an effective barrier against external elements. This type of defect typically occurs from prolonged exposure to weather or general wear and tear over time.

Implications:

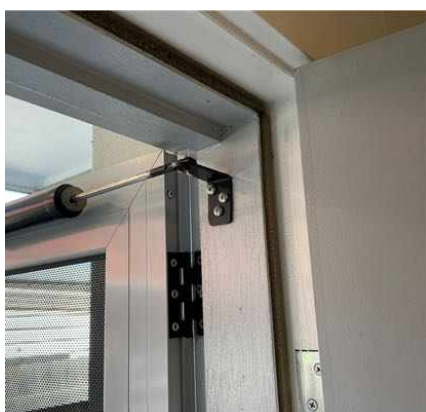
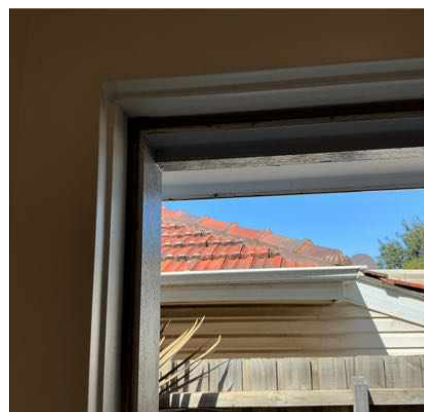
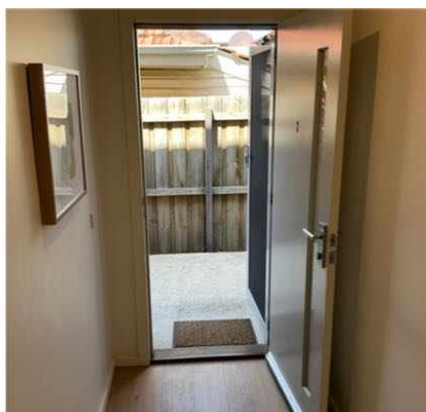
- Allows wind, dust, and moisture to enter the home

- Reduces thermal efficiency and may contribute to higher energy bills
- Increases the risk of pest ingress through visible gaps
- Detracts from the appearance and performance of the door

Recommendations:

- Replace the deteriorated door seal with a suitable weather-resistant alternative
- Inspect the door and frame during replacement for any signs of damage or misalignment
- Consider periodic checks and maintenance of all external door seals to ensure ongoing performance

The damaged seal affects both comfort and energy efficiency. Timely replacement will restore the door's proper function and prevent further weather-related issues.



Defects 3.05

Building: Main Building
Location: Bedroom - Master, Bedroom 2
Finding: Door Does Not Latch Securely When Closed

Information: At the time of inspection, the door was observed to not latch firmly when closed. The latch did not consistently engage with the striker plate, resulting in noticeable movement and audible rattling within the frame during normal use. This condition is commonly associated with misalignment between the door latch and striker plate.

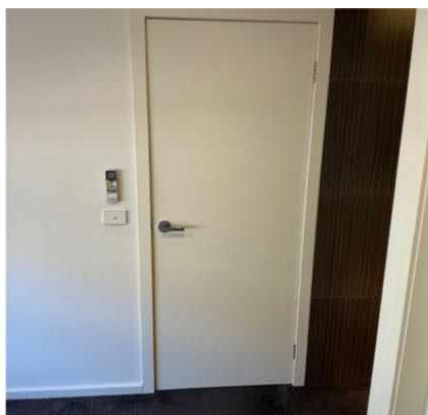
Implications

- A door that does not latch correctly may not remain closed as intended during normal use.
- Ongoing movement can lead to increased wear to the latch, striker plate, and surrounding door frame.
- Reduced latching performance may affect privacy and security.

Recommendations

- Have a qualified handyperson or carpenter assess the door alignment and hardware.
- Adjust or reposition the striker plate to ensure proper engagement of the latch.
- Confirm correct operation of the door following adjustment.

In summary, the door does not latch securely and requires adjustment to restore proper function, reduce movement, and improve usability





Defects 3.06

Building:	Main Building
Location:	Downstairs Bathroom
Finding:	Missing or Damaged Door Stops
Information:	One or more door stops were observed to be missing or damaged throughout the property. Door stops are an important protective component designed to prevent doors from swinging excessively and impacting walls, skirting boards, architraves, or adjacent fixtures.

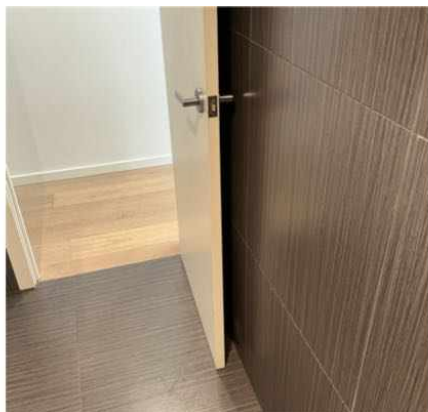
Implications

- Increased risk of damage to walls, architraves, skirting boards, and door hardware due to uncontrolled door movement.
- Repeated contact may result in dents, chipped paint, or cracking to finishes.
- Accelerated wear to doors and frames, reducing their service life and appearance.

Recommendations

- Engage a suitably qualified tradesperson or handyman to install or replace door stops where required.
- Ensure door stops are appropriate for the door configuration and swing direction (e.g. floor-mounted, wall-mounted, or hinge-pin types).
- Inspect and repair any associated surface damage caused by previous door impact.

Restoring effective door stops is a simple preventative measure that will help protect finishes, improve durability, and maintain the overall condition of the dwelling.



Defects 3.07

Building:	Main Building
Location:	Upstairs Floor
Finding:	Upper Storey – Audible Floor Squeaking
Information:	During the inspection, audible floor squeaking was noted in several locations to the upper storey level of the dwelling. This type of noise is commonly associated with minor movement within the upper floor framing system and may result from timber shrinkage or expansion, minor deflection of joists, loose floor sheeting fixings, or friction between structural members. No significant structural defects were identified at the time of inspection; however, the noise indicates movement within the floor system.

Implications:

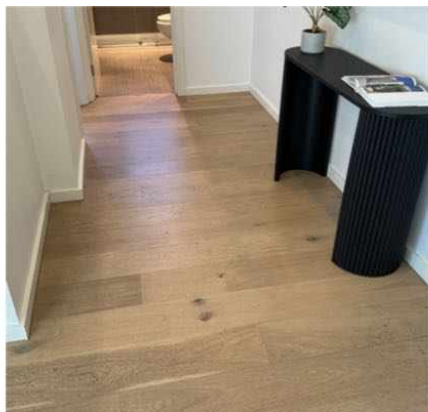
- May indicate minor movement or flexing within the upper floor joists or flooring substrate.
- Can become more pronounced over time if fixings loosen or timber movement continues.
- May result in ongoing nuisance noise and reduced amenity.
- In more advanced cases, could contribute to minor cracking to ceilings below or floor finish wear.

Recommendations:

- Monitor the affected areas for any increase in noise, deflection, or associated cracking.
- Observe ceilings below the upper floor for signs of movement such as plaster cracking.
- If symptoms worsen, engage a registered builder to assess the upper floor framing and floor sheeting fixings.

- Rectification may include re-fixing flooring, installing additional fixings, or reinforcing framing where required.

Floor squeaking to the upper level is not considered a major structural defect in isolation but reflects movement within the floor system. Ongoing monitoring is recommended, with further assessment if conditions deteriorate.



Defects 3.08

Building:	Main Building
Location:	Bedroom 3
Finding:	Bedroom 3 – Evidence of Moisture Ingress at Window
Information:	Evidence of past or present moisture ingress was observed to the bottom right-hand corner of the Bedroom 3 window. Water staining and a visible run mark were noted to the internal wall surface beneath the window, along with deterioration and paint damage to the adjacent skirting board. Localised cracking and separation were also visible at the window reveal junction.

The rubber glazing seal to the window frame appears damaged or deteriorated in sections, which may allow water penetration during rainfall. While active moisture was not confirmed at the time of inspection, the staining pattern indicates that water entry has occurred previously. The leak appears minor in nature; however, the age and extent of the issue cannot be determined without further investigation.

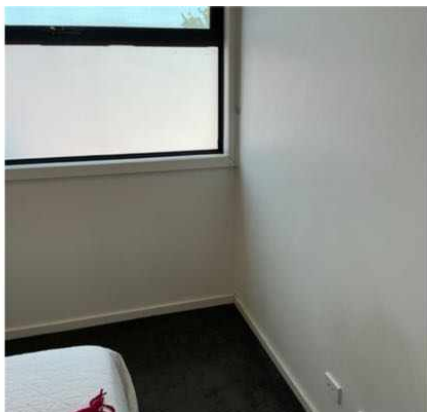
Implications:

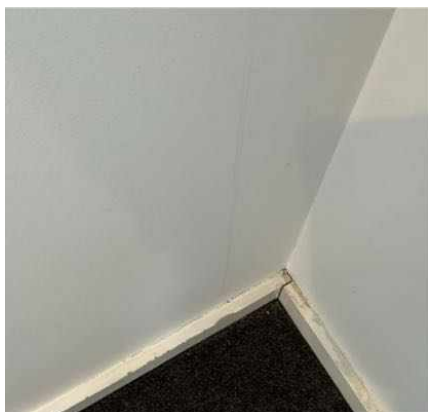
- Ongoing moisture ingress may result in progressive deterioration of internal linings and skirting boards.
- Potential concealed damage to framing or insulation around the window opening.
- Risk of mould development if moisture persists.
- Internal cosmetic damage and maintenance requirements.

Recommendations:

- Have the window and glazing seals inspected by a qualified window installer or relevant tradesperson.
- Replace or repair damaged rubber seals as required.
- Check external flashings and sealant joints to ensure the window is adequately weatherproofed.
- Repair and repaint affected internal surfaces once the source of moisture has been rectified.

The observed staining and material damage indicate water entry at the window junction, and further assessment and rectification are recommended to prevent ongoing deterioration.





Defects 3.09

Building:	Main Building
Location:	Upstairs Bathroom
Finding:	Upstairs Bathroom – Damaged Basin Waste Plug
Information:	The basin waste plug to the upstairs bathroom vanity was found to be damaged and not functioning as intended. The pop-up mechanism appears loose and does not seat correctly within the waste fitting, preventing the basin from being effectively sealed to retain water.

While this is considered a minor defect, the fitting is not operating as designed and will require repair or replacement.

Implications:

- Basin cannot be properly filled or sealed when required.
- Loose or damaged components may deteriorate further with continued use.
- May result in premature wear to the waste fitting assembly.

Recommendations:

- Have the basin waste assembly inspected and repaired or replaced by a licensed plumber.

- Ensure the pop-up mechanism operates smoothly and seals correctly once rectified.

The basin waste plug is currently not functioning correctly and should be repaired or replaced to restore normal operation.



Defects 3.10

Building:	Main Building
Location:	Rear Yard Roof
Finding:	Rear Roof/Eaves Cladding – Joint Separation
Information:	A section of cladding to the rear roof/eaves area was observed to be separating at a vertical joint. A visible gap is present between adjoining panels, and minor deterioration is evident along the joint line and lower edge. The separation creates an opening that may permit moisture entry behind the cladding.

While no active water ingress was confirmed at the time of inspection, the open joint increases the risk of water penetration into the underlying substrate and framing components.

Implications:

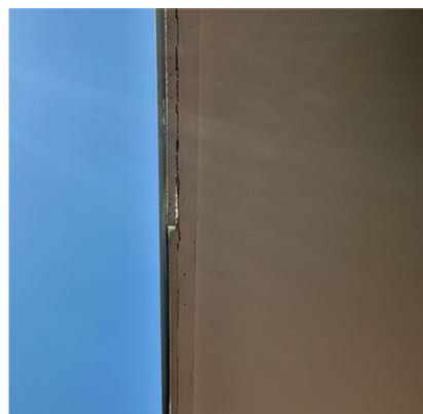
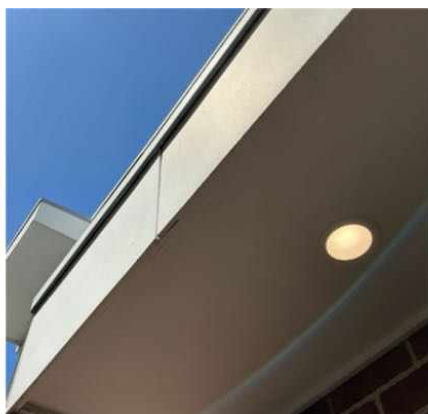
- Potential moisture ingress behind cladding.
- Accelerated deterioration of substrate materials.
- Risk of timber decay or corrosion of concealed fixings if prolonged exposure occurs.
- Ongoing expansion of the gap due to movement or weather exposure.

Recommendations:

- Have the affected cladding joint inspected by a qualified builder or cladding contractor.

- Re-secure or realign the cladding panels as required.
- Seal joints appropriately to restore weather resistance.
- Monitor the area for any signs of internal staining or moisture-related damage.

The separation of the cladding joint presents a potential pathway for water ingress and should be rectified to maintain the integrity and durability of the roof/eaves structure.



Defects 3.11

Building:	Main Building
Location:	Balcony
Finding:	Sliding Flyscreen Door – Torn Mesh at Handle
Information:	The mesh to the sliding flyscreen door has torn adjacent to the handle area. The damage appears consistent with wear from regular operation and handling, resulting in a split in the insect screen material.

The tear compromises the effectiveness of the flyscreen and detracts from the overall condition of the door.

Implications:

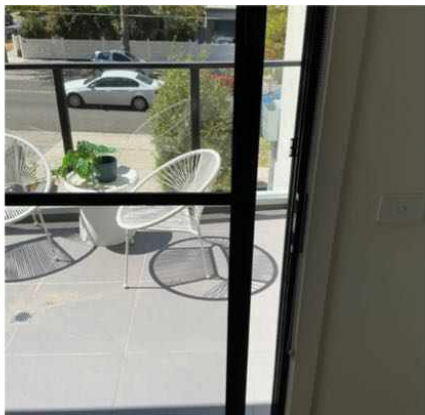
- Reduced ability to prevent insects entering the dwelling.

- Potential for the tear to enlarge with continued use.
- Minor aesthetic impact to the door assembly.

Recommendations:

- Replace the damaged flyscreen mesh panel.
- Inspect the frame and handle area during repair to ensure there are no sharp edges contributing to premature wear.

The torn mesh is considered a minor defect but should be repaired to restore the functionality of the flyscreen door.



Section D Significant Items

D4 Further Inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller

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

D5 Conclusion - Assessment of overall condition of property

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Implications:

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

Recommendations:

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

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





Noted Item

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

Implications:

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

Recommendations:

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

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

Important Note:

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

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





Noted Item

Building:	Main Building
Location:	Downstairs Hallway
Finding:	Fibre/NBN Connection Equipment Installed
Information:	At the time of inspection, a fibre internet connection enclosure was observed mounted to the internal wall. The unit appears to contain a fibre termination device and associated cabling, with power connected and indicator lights illuminated. Adjacent data outlets and a power point were also present. This indicates that fibre/NBN infrastructure is installed to the dwelling; however, confirmation of active service availability requires inquiry with the relevant service provider.

Implications:

- The hardware presence suggests fibre/NBN connection capability within the dwelling.
- Service activation or plan selection may still be required through an internet service provider.
- Connections, cabling, and performance fall outside the scope of a visual building inspection.

Recommendations:

- Confirm service availability and status with the internet provider of choice prior to occupation.
- Engage a licensed technician if relocation, modification, or additional data outlets are required.
- Maintain adequate ventilation/clearance around the enclosure to prevent overheating of equipment.

The fibre connection equipment was visually sighted, but functionality and connection status were not tested as part of this inspection.



Noted Item

Building:	Main Building
Location:	Balcony
Finding:	Balconies not above habitable spaces
Information:	Balconies not located above habitable rooms are less likely to pose structural risks to interior living areas below; however, they still require proper construction and ongoing maintenance to prevent deterioration and secondary damage. In recent years, there has been an increase in waterproofed balcony failures, commonly associated with incorrectly installed membranes, inadequate falls, poor detailing at junctions, insufficient drainage provisions, material degradation, or substandard workmanship. The exact cause of balcony failure cannot be determined through a non-invasive inspection, as critical elements such as the waterproofing membrane and substrate are concealed beneath the finished surface.

It was also noted that no overflow provision has been installed to the balcony drainage system. In the event that the primary floor waste becomes blocked by debris, there is no secondary path for water discharge. This increases the risk of water ponding and potential overflow toward the dwelling, particularly at door thresholds and junctions. Even where the balcony is not located above a habitable room, uncontrolled overflow may result in water ingress to internal areas or deterioration of adjacent building elements.

Although balconies not located above habitable rooms may not directly impact internal ceilings, they can still cause external damage, compromise structural components, or affect adjoining walls and finishes if water is allowed to accumulate or track back toward the building.

Recommendations:

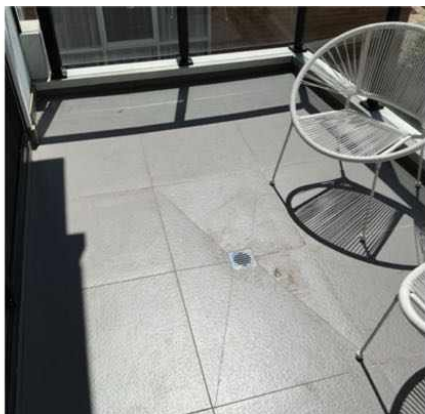
1. Proactive Monitoring: Observe the balcony during and after rainfall to ensure water drains freely to the waste outlet without ponding.
2. Check Surrounding Areas: Inspect door thresholds, adjacent walls, cladding, and

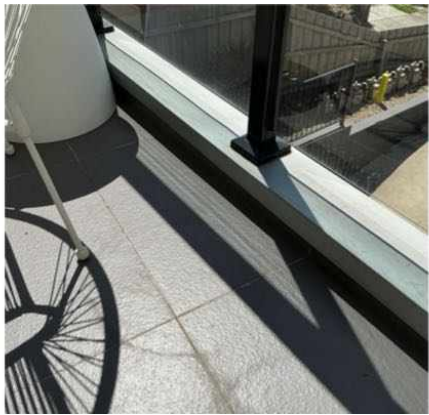
internal perimeter areas for signs of staining, dampness, or deterioration.

3. Professional Assessment: Engage a licensed builder or waterproofing specialist to assess the adequacy of drainage provisions, including consideration of installing an overflow or secondary drainage path where appropriate.

4. Preventive Maintenance: Regularly clear the floor waste of debris and ensure surface finishes remain intact and free of cracking or deterioration.

Ongoing monitoring and appropriate drainage provisions are essential to reduce the risk of water overflow and potential damage to the dwelling.





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.