Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Fri, 6 Mar 2026

Property Address: 1 Walsh St, West Melbourne VIC 3003, Australia

Contents

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

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

Original Inspection Date:	Fri, 6 Mar 2026
Modified Date:	Sat, 7 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	1 Walsh St, West Melbourne VIC 3003, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Barry Hasturk Ph: 0419 200 040 Email: Niddrie@jimsbuildinginspections.com.au
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Company Email:	Niddrie@jimsbuildinginspections.com.au
Company Contact Numbers:	0419 200 040

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 fair condition with some major and minor defects found.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	South
Other Building Elements	Garage, Party Walls, Fence - Fabricated Metal Fence, Porch, Balconies
Other Timber Bldg Elements	Deck, Doors, Internal Joinery, Landscaping Timbers and Construction, Door Frames, Porch / Patio, Floorboards, Skirting Boards, Stair Railing, Staircase
Roof	Flat metal roof
Storeys	Four Storey
Walls	Concrete Panel
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Exterior

- Interior

- Roof Exterior

- 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:

- Areas of skillion or flat roof - no access

- Ceiling Cavity.

- 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:

- Areas of skillion or flat roof - no access

- Appliances and equipment

- Above safe working height

- Ceiling linings

- Decking

- External concrete or paving

- Fixed ceilings

- External finished ground level

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Landscaping

- Furniture

- Patio

- Stored items

- Porch

- Wall linings

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:	Main Building
Location:	Walls > Centre Left
Finding:	Corroded Air Conditioning Bracket Over Public Footpath (Safety Hazard)
Information:	A suspected air conditioning condenser unit mounted to the external east wall of the building was observed to be supported by a metal wall bracket that was heavily corroded. The unit is positioned such that it overhangs a public footpath, increasing the risk to pedestrians should the bracket fail.

Advanced corrosion to structural metal brackets can significantly reduce the load-bearing capacity of the support system. Given the weight of typical air conditioning condenser units, deterioration of the bracket may lead to structural failure of the mounting system, potentially allowing the unit to detach from the wall. Due to the location above a public access area, this condition presents a serious safety hazard to occupants and members of the public.

Recommendation:

It is recommended that the air conditioning mounting system be inspected immediately by a qualified HVAC technician or structural contractor. The corroded bracket should be replaced with a suitably rated corrosion-resistant mounting system, and all fixings should be checked to ensure the unit is securely anchored to the structure.

Time Frame:

Immediate, as failure of the corroded bracket could result in the unit falling from height and causing injury or damage.

Defects 1.02

Building:	Main Building
Location:	Hallway > Level 2
Finding:	Staircase Balustrade – Loose Section
Information:	The staircase balustrade located in the Level 2 hallway was observed to be slightly loose on one side during inspection, while the opposite side appeared to be firmly fixed. Balustrades are critical safety elements designed to prevent falls from elevated areas such as staircases and landings. Any looseness or movement in a balustrade can compromise its effectiveness and presents a potential safety risk to occupants. If the balustrade is subjected to force, it may fail to perform as intended and increase the risk of injury from a fall. Recommendation: It is recommended that the balustrade be inspected and securely fixed by a qualified builder or carpenter to ensure it is rigid and compliant with safety requirements for stair balustrades. Time Frame: Immediate – Rectification is recommended as soon as practicable due to the potential fall hazard associated with loose balustrading.

Defects 1.03

Building:	Main Building
Location:	Roof Exterior > Rear
Finding:	Disused Air Conditioner Condenser Unit – Unsecured on Roof
Information:	An old and disused air conditioner condenser unit was observed on the roof lying flat on its back and visibly corroding. The unit appears to have been left behind following the installation of a newer air conditioning system and was not removed from the rooftop.

At the time of inspection, the condenser unit appeared to be unsecured and simply resting on the roof surface, with no visible fixings or restraints. Loose or unsecured equipment on roof areas may shift during high winds or severe weather conditions, potentially causing damage to the roof covering or falling from height. This condition therefore presents a potential safety hazard and may also contribute to premature deterioration of the roof surface if left in place.

Recommendation:

It is recommended that the redundant condenser unit be safely removed from the roof by a qualified contractor or HVAC technician. If the unit is to remain in place for any reason, it should be properly secured to an appropriate mounting system in accordance with manufacturer and installation requirements.

Time Frame:

Immediate, as unsecured equipment on roof areas poses a potential safety risk and may cause damage to the building during adverse weather conditions.

Major Defect

Defects 2.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Structural Movement – Cracking to Walls and Floor Level Variations
Information:	Cracking was observed to several areas of the building, both internally and externally, across multiple levels of the townhouse. The cracking was most prominent on Level 2, where plaster cracking was visible to both ceilings and walls within the north and south bedrooms. Minor cracking was also observed on Level 1, while the ground floor garage showed cracking to the blockwork on the east side of the building, including diagonal hairline cracking through sections of the masonry.

Floor level measurements were undertaken using a laser level. Levels 1, 2 and 3 were

found to have floor level variations of up to 25mm over spans of approximately 4 metres, which indicates noticeable deviation within relatively short distances.

The front balcony on Level 1 also displayed signs of separation from the main building wall. The control joint between the balcony concrete balustrade and the building wall measured approximately 20mm at the top and approximately 10mm near the bottom. The sealant within this joint was visibly stretched, suggesting that movement may be occurring between the balcony structure and the main building.

Additionally, evidence of previous repair work was observed to the external concrete wall on the east side of the building facing the footpath. The area appeared patched and repainted, suggesting earlier crack repairs had been carried out.

Given the extent of cracking observed across multiple levels, the measurable variation in floor levels, and the separation noted at the balcony junction, the condition is considered a Major Defect under the principles of AS 4349.1–2007 as it indicates possible structural movement that may affect the stability or serviceability of building elements.

Recommendation:

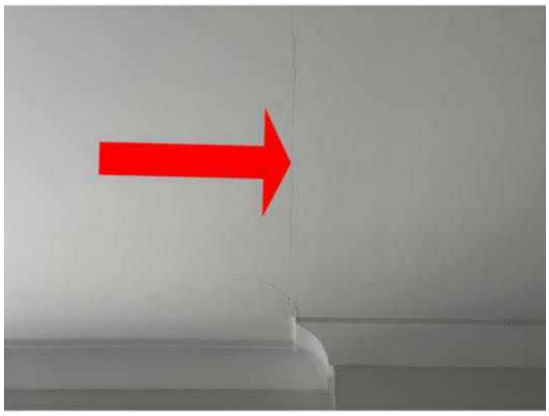
It is strongly recommended that a qualified structural engineer be engaged to assess the building structure, identify the cause of the movement, and determine whether structural remediation or monitoring is required. The engineer should specifically assess the balcony separation, floor level variations, and cracking patterns throughout the building.

Time Frame:

Further structural investigation recommended in the short term due to the extent of movement observed.

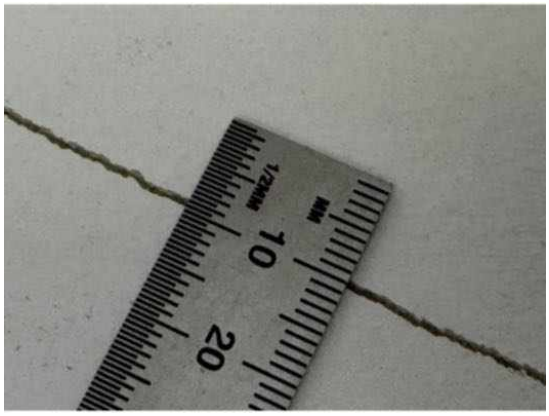

Cracks - north side bedroom


Cracks - north side bedroom




Cracks - south side bedroom


Cracks - Staircase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Cracks - dining room ceiling


Cracks - garage wall


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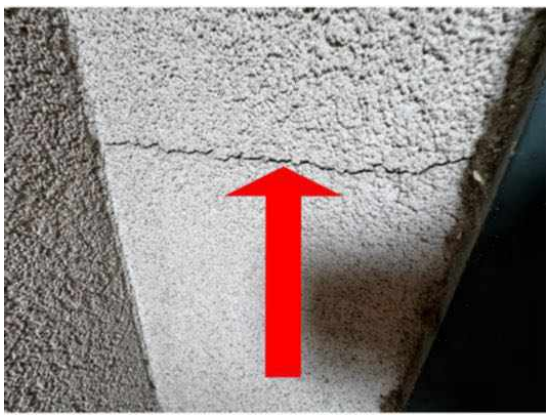
30


Cracks to entry wall

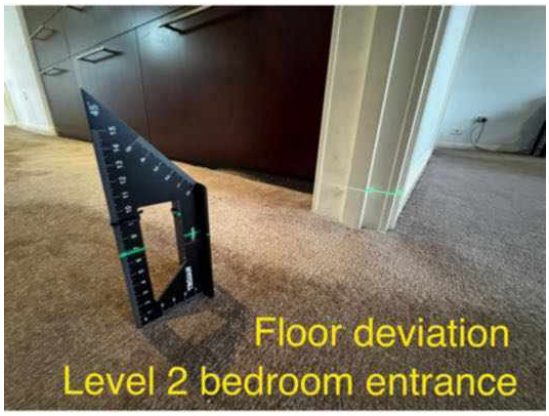



Evidence of repairs to wall


Cracks - kitchen terrace


Balcony separating from wall


Level 2 bedroom


Floor deviation
Level 2 bedroom entrance

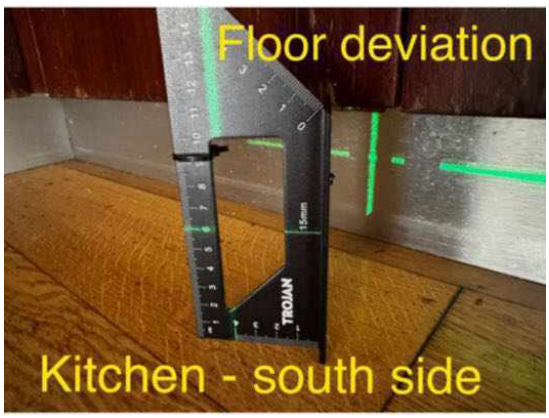

Level 2 hallway


Level 3


Level 3 Floor deviation


DEWALT
Level 1 - north side


Floor deviation
Level 1 next to staircase


Floor deviation
Kitchen - south side

Building:	Main Building
Location:	Ensuite - Master > Level 3
Finding:	Wet Area Moisture Ingress – Level 3 Ensuite Shower Area
Information:	Elevated moisture levels were detected to the floor tiles in the Level 3 ensuite bathroom, particularly around the external perimeter of the shower screen. Moisture readings were obtained using a moisture meter and were concentrated mainly in areas outside the shower enclosure.

Visible efflorescence was observed on the floor tiles adjacent to the shower screen, indicating prolonged moisture migration through the tile or grout system. Additionally, the architrave to the door jamb directly adjacent to the shower screen showed visible signs of moisture damage, including swelling and early deterioration of the timber element.

The condition of the grout and sealant within the shower enclosure was poor, with heavily deteriorated joints noted during inspection. Deterioration of grout and sealant can allow water to bypass the tiled surface and migrate into surrounding building elements.

It was also noted that no visible water stop could be identified beneath the shower screen threshold during the inspection. Without a visible water stop, water can escape the wet area and migrate into adjoining floor areas. The compliance of the waterproofing system within this bathroom could not be verified, as the waterproofing membrane is concealed beneath the tiled surface.

Given the presence of elevated moisture readings, efflorescence, deterioration of timber joinery, and degraded grout and sealant conditions, this defect is considered a Major Defect under the principles of AS 4349.1–2007, as it indicates ongoing moisture ingress that may lead to concealed damage to floor substrates, framing and surrounding building elements.

Recommendation:

It is recommended that a licensed plumber or waterproofing specialist undertake further investigation to determine the source of the moisture ingress. This may require invasive inspection of the shower base and waterproofing system. Rectification works may include repair or replacement of grout and sealants, installation of a compliant water stop if missing, and potential remediation of the waterproofing system if found to be defective. Damaged architraves and adjacent building elements should be repaired once the moisture issue has been resolved.

Time Frame:

Immediate – Rectification is recommended as soon as practicable to prevent further moisture migration and potential deterioration of concealed structural and finishing elements.

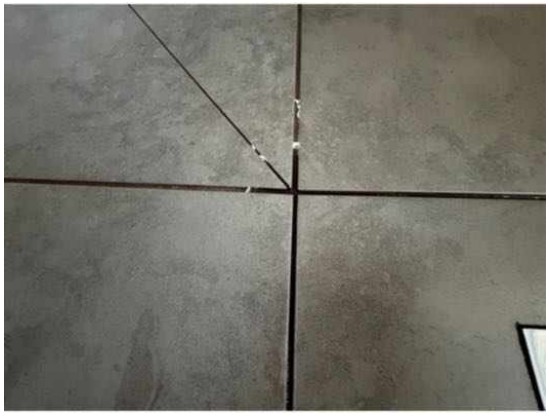

Efflorescence on floor tiles


Elevated moisture


TRAMEX
COMPARATIVE
TRAMEX
WOOD - TIMBER
SHALLOW DEPTH
DRYWALL - ROOFING
PLASTER - TILE
MASONRY
MOISTURE ENCOUNTER


Deteriorating grout
and sealant


PALMOLIVE
95%



Defects 2.03

Building:	Main Building
Location:	Kitchen > Level 1
Finding:	Timber Floor Moisture Damage – Kitchen Courtyard Door
Information:	Elevated moisture levels were detected to the timber floorboards in the kitchen area directly in front of the door leading to the external courtyard. Moisture testing was conducted using a moisture meter, which returned high readings to the timber flooring immediately behind the door threshold.

Visible signs of moisture damage were also observed to a small section of the timber flooring in this location, including deterioration and discolouration of the floorboards. The pattern and location of the moisture damage suggest that water may be entering beneath the door during rainfall events. However, other possible causes such as inadequate door sealing, drainage issues at the external threshold, or other moisture ingress sources cannot be ruled out at this stage.

Timber flooring exposed to ongoing moisture can deteriorate over time, leading to swelling, warping and potential damage to the underlying subfloor or surrounding building elements.

Recommendation:

It is recommended that the courtyard door threshold and external drainage conditions

be assessed to determine whether rainwater is entering beneath the door. Improvements may include installing or replacing door seals, adjusting the door threshold, or improving external drainage away from the doorway. Damaged timber flooring should be repaired or replaced once the moisture source has been identified and rectified.

Time Frame:

Immediate – Investigation and rectification are recommended as soon as practicable to prevent further moisture ingress and deterioration of the timber flooring and surrounding building elements.

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	External Defects – Concrete Walls, Steel Columns and Terrace Kitchen Junctions
Information:	The following external defects were observed during the inspection:

Accumulation of dirt, grime, mould and moisture staining was observed to the external

concrete panel walls, including areas around balconies and terrace spaces. The staining appears consistent with prolonged exposure to weather conditions combined with a lack of routine maintenance and cleaning.

Peeling paint was observed to the steel columns supporting the top floor terrace. Deterioration of protective paint coatings can expose steel elements to moisture, potentially leading to corrosion over time if not maintained.

The outdoor kitchen located on the top floor terrace was observed to have gaps at junction points where the kitchen structure meets the surrounding walls. These junctions require sealing with an appropriate flexible sealant to prevent moisture ingress.

Additionally, pipe penetrations beneath the outdoor kitchen bench were observed to have visible gaps, with sections of the wall cavity clearly visible. Although located beneath the bench, these penetrations should be sealed to prevent potential moisture ingress and to reduce the risk of pest entry into the building envelope.

Recommendation:

It is recommended that the external concrete surfaces be professionally cleaned to remove mould and grime. Steel columns should be prepared and repainted with an appropriate protective coating to prevent corrosion. Junctions around the outdoor kitchen and pipe penetrations should be sealed with suitable exterior-grade sealant to close gaps and protect the building envelope.

Time Frame:

Maintenance recommended in the short to medium term.













Defects 3.02

Building:	Main Building
Location:	Bedroom - Master > Level 3
Finding:	Roof Leak – Reported Historical Moisture Damage to Level 3 Bedroom Ceiling
Information:	Evidence of moisture damage was observed to the ceiling of the bedroom on Level 3 on the south side of the building. The damage consisted of visible staining and deterioration to sections of the plaster ceiling lining. According to the tenant, the damage was caused by a previous roof leak, which has reportedly been repaired. Moisture testing was undertaken using a moisture meter in the affected ceiling areas and no elevated moisture readings were detected at the time of inspection, suggesting that the leak is not currently active.

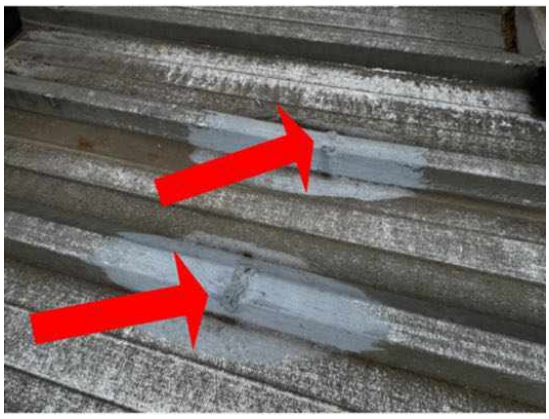
Inspection of the roof above the affected area revealed that several sections of the metal roof sheeting had previously been repaired using sealant where dents and damage to the roof sheets were present. Sealant-based repairs are typically considered temporary in nature and their long-term effectiveness cannot be guaranteed. The durability of these repairs is therefore uncertain.

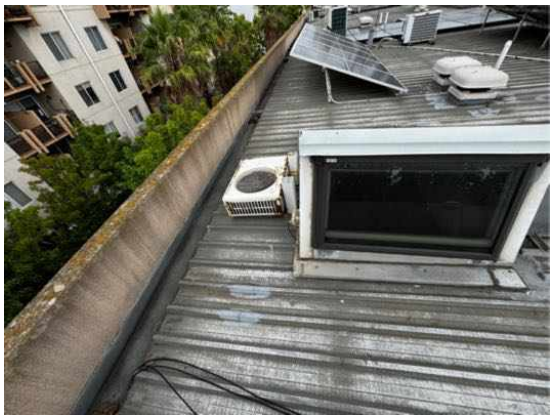
Recommendation:

It is recommended that the previously repaired roof sheet areas be periodically monitored, particularly during and after rainfall events, to ensure that water ingress does not recur. If leaks return, a licensed roofing contractor should be engaged to undertake permanent repairs, which may include replacement of damaged roof sheets. Once the roof is confirmed to be watertight, the internal ceiling plaster damage should be repaired and repainted.

Time Frame:

Monitoring recommended in the short to medium term, particularly following rainfall events. Internal repairs may be undertaken once the roof is confirmed to be fully watertight.





Defects 3.03

Building:	Main Building
Location:	Ensuite - Other > Level 2
Finding:	Ensuite Shower – Mould Build-Up to Floor Tiles
Information:	Mould build-up was observed on the floor tiles within the ensuite shower on Level 2. The mould appears consistent with a lack of regular cleaning and maintenance within the shower enclosure.

Accumulation of mould, dirt and grime can retain moisture on tiled surfaces and within grout lines. Over time, this condition may accelerate the deterioration of grout joints and sealants at wall-to-floor junctions and around tiled surfaces. Deteriorated grout and sealant can eventually allow moisture to penetrate behind tiled finishes and potentially affect surrounding building elements.

At the time of inspection, the condition appeared superficial and related to hygiene and maintenance rather than a structural or waterproofing failure.

Recommendation:

It is recommended that the affected shower area be thoroughly cleaned using appropriate mould-removal products. Grout joints and sealant lines should be inspected following cleaning and repaired or replaced if deterioration is identified. Ongoing regular cleaning and ventilation of the bathroom is recommended to prevent recurrence.

Time Frame:

Maintenance recommended in the short to medium term as part of routine upkeep.

Defects 3.04

Building:	Main Building
Location:	Bathroom > Level 2
Finding:	Shower Screen Leakage – Level 2 Main Bathroom
Information:	A minor leak was identified to the shower screen in the Level 2 main bathroom during testing. A water test was conducted using the shower rose, and when water was directed toward the wall and shower screen junction, a small amount of water was observed leaking from the corner of the shower screen onto the bathroom floor tiles.

The leak appears to be associated with deteriorated or failed sealant at the junction between the wall tiles and the shower screen frame. Sealant at these junctions forms part of the water containment system of the shower enclosure, and deterioration can allow water to escape the enclosure during use.

At the time of inspection, the leak appeared minor in nature; however, if left unaddressed it may allow ongoing moisture exposure to surrounding floor areas and adjacent building elements.

Recommendation:

It is recommended that the affected junctions be cleaned and re-caulked using an appropriate waterproof sanitary-grade sealant to ensure a watertight seal. The shower should be retested after resealing to confirm the leak has been rectified.

Time Frame:

Maintenance recommended in the short term to prevent potential moisture-related deterioration.

Defects 3.05

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Minor Internal Defects – Doors, Carpet and Garage Wall
Information:	The following internal defects were observed during the inspection:

A damaged door to the Level 2 main bathroom was noted. Sections of paint were peeling and the door surface appeared to be delaminating. This condition is consistent with deterioration of the door finish and may be related to prolonged exposure to moisture or general wear and tear.

Damage to the carpet was observed in the Level 2 hallway, where a narrow strip of carpet abutting joinery was lifting and separating from the join. The defect appears related to poor adhesion or wear and may worsen with continued foot traffic.

Damage was also observed to the garage wall near the floor-to-wall junction on the right-hand side of the laundry area. The damage appeared consistent with historical moisture exposure. Moisture testing was conducted using a moisture meter and no

elevated readings were detected at the time of inspection, suggesting the condition is likely historical and not currently active.

These defects are considered cosmetic or minor maintenance items.

Recommendation:

It is recommended that the bathroom door be repaired or replaced as required. The affected carpet section should be re-secured or replaced to prevent further deterioration. The damaged garage wall area should be repaired and repainted as part of routine maintenance, and the area monitored for any signs of recurring moisture.

Time Frame:

Maintenance recommended in the short to medium term as part of routine upkeep.

Defects 3.06

Building:	Main Building
Location:	Kitchen > Level 1
Finding:	Dishwasher – Reported Non-Operational
Information:	The dishwasher located in the kitchen was reported by the tenant to be non-operational and faulty at the time of inspection. No functional testing of the appliance was undertaken during the inspection, and the defect was noted based on the tenant's report.
	Household appliances such as dishwashers are generally considered non-structural components of the building and fall outside the core structural elements of the property. However, faulty appliances may require repair or replacement to restore

normal functionality.

Recommendation:

It is recommended that the dishwasher be inspected by a qualified appliance technician to determine the cause of the fault and whether repair or replacement is required.

Time Frame:

Maintenance recommended in the short term to restore normal operation of the appliance.

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

- Structural Engineer

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

- The property at 1 Walsh Street, West Melbourne is a four-storey townhouse constructed approximately in 1997, comprising concrete panel construction built on a concrete slab with a flat metal roof and multiple balconies and terrace areas. When compared with buildings of a similar age and construction type, the property was found to be in fair condition, however several safety hazards, major defects and maintenance-related issues were identified during the inspection. Some defects relate to suspected structural movement, moisture ingress and deteriorating building elements which require further investigation and rectification to prevent ongoing deterioration.

Safety Hazards
• Corroded air-conditioning bracket over public footpath:
A wall-mounted air-conditioning condenser located on the east elevation of the building and projecting over a public footpath was supported by a heavily corroded metal bracket. The level of corrosion may compromise the structural capacity of the support system and presents a risk of failure, potentially allowing the unit to fall and cause injury to pedestrians.
• Unsecured disused air-conditioning condenser on roof:
An old and redundant air-conditioning condenser unit was observed lying unsecured on the roof and showing signs of corrosion. The unit appears to have been abandoned following installation of a replacement system and may shift during adverse weather conditions, posing a potential safety risk and risk of damage to the roof covering.
• Loose staircase balustrade (Level 2):
A section of the internal staircase balustrade on Level 2 was observed to be loose on one side, presenting a potential fall hazard for occupants if not rectified.

Major Defects
• Evidence of suspected structural movement:
Multiple cracks were observed internally and externally across several levels of the building, particularly

on Level 2 bedrooms, with additional cracking visible in the ground floor garage blockwork. Laser level measurements identified floor level variations of up to approximately 25 mm across short spans of approximately four metres on levels 1, 2 and 3. Separation was also observed at the Level 1 balcony junction with the building wall, with the control joint widening from approximately 10 mm at the base to 20 mm at the top.

These conditions indicate suspected structural movement, and it is recommended that the property be assessed by a qualified structural engineer to determine the cause and appropriate remediation.

• Moisture ingress to ensuite bathroom (Level 3):

Elevated moisture readings were detected to floor tiles surrounding the shower enclosure, with visible efflorescence and swelling of the adjacent door architrave. The grout and sealant within the shower enclosure were heavily deteriorated and a water stop could not be confirmed at the base of the shower screen. These observations suggest possible waterproofing failure and water ingress, which may require invasive inspection to determine the source and extent of damage.

Minor Defects

• External maintenance issues:

Dirt, grime, mould and moisture staining were observed to external concrete wall surfaces, balconies and terrace areas, likely due to lack of cleaning and routine maintenance. Peeling paint was also noted to steel columns on the upper terrace.

• Outdoor kitchen sealing issues:

Gaps were observed around the junctions of the outdoor kitchen on the top floor terrace and around pipe penetrations beneath the bench. These openings provide potential pathways for moisture ingress and pest entry and should be sealed.

• Historical roof leak and repairs:

Moisture damage to the Level 3 bedroom ceiling was reported by the tenant to have resulted from a previous roof leak. Moisture testing indicated the area is currently dry. Sealant repairs were observed to several areas of the metal roof sheets where dents or damage were present. These repairs appear temporary in nature and should be monitored for future leaks.

• Ensuite shower maintenance issues (Level 2):

Mould and grime build-up was observed to the floor tiles of the Level 2 ensuite shower, likely due to poor maintenance and cleaning, which may accelerate deterioration of grout and sealant joints.

• Leaking shower screen (Level 2 bathroom):

Minor leakage was observed during testing of the shower screen corner, likely due to deteriorated sealant, which requires resealing.

• Moisture damage to timber flooring near courtyard door:

Elevated moisture readings and minor damage were detected to timber flooring near the courtyard door, likely caused by rainwater entering beneath the door threshold.

• Miscellaneous internal defects:

These include a damaged bathroom door, lifting carpet in the Level 2 hallway, minor wall damage in the garage area, and a tenant-reported faulty dishwasher.

General Observations

Overall, the property demonstrates signs of structural movement, localized moisture issues and general maintenance deficiencies. While many defects are minor and relate to routine maintenance, the structural movement indicators and moisture issues within the Level 3 ensuite require further investigation to determine the underlying cause and prevent further deterioration of building elements.

Inspection Limitations

The inspection was non-invasive and visual in nature, conducted in accordance with the general principles of AS 4349.1 – Inspection of Buildings. Areas concealed by building finishes, wall linings, floor coverings, cabinetry, insulation, stored items and other obstructions could not be inspected. Structural elements within walls, ceilings and floors are typically concealed and therefore cannot be fully assessed without invasive investigation.

Additionally, the inspection represents the condition of the property at the time of inspection only. Weather conditions prior to the inspection were dry, which may conceal active moisture-related defects. The roof coverings and external areas were inspected from accessible vantage points only and some areas may not have been safely accessible. As a result, the risk of undetected defects should be considered high, particularly in concealed areas or areas that were not safely accessible during the inspection.

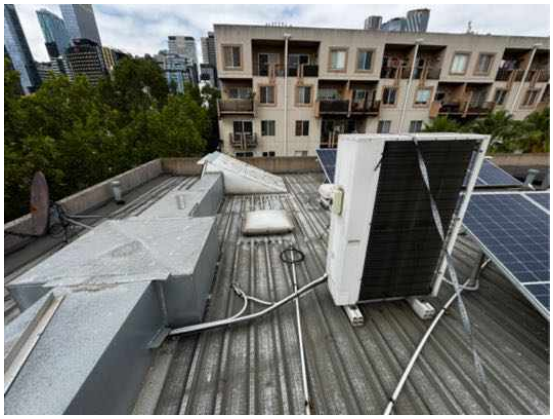
For further information, advice and clarification please contact Barry Hasturk on: 0419 200 040

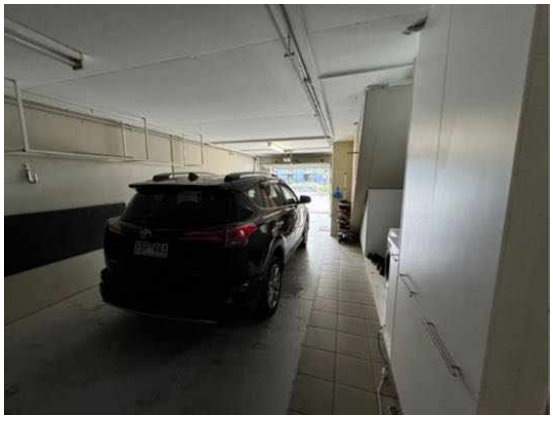
Section D Significant Items

The following items were noted as - For your information

Noted Item

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

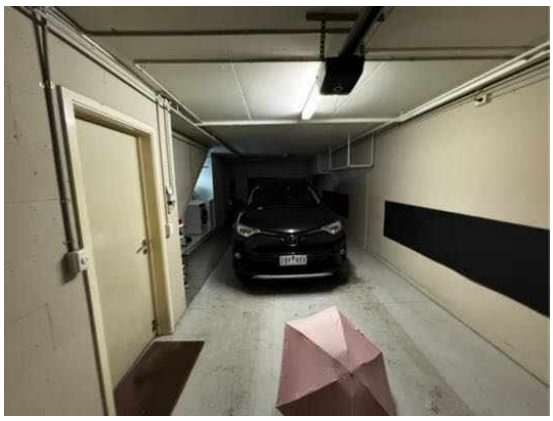








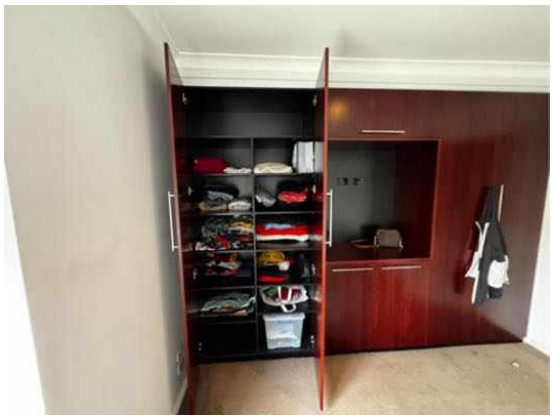


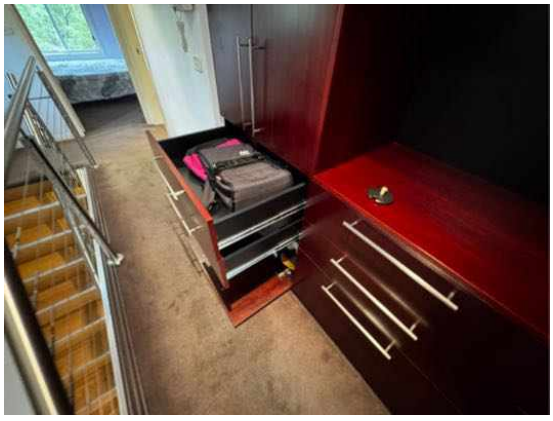



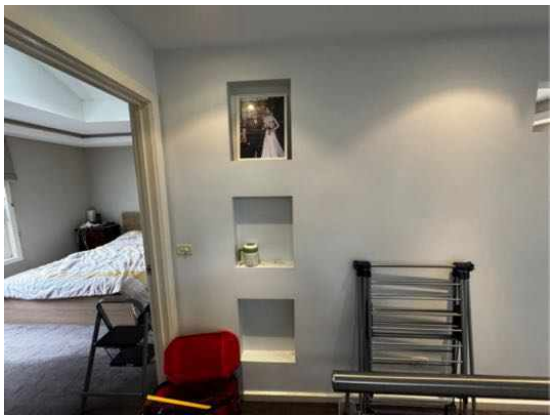


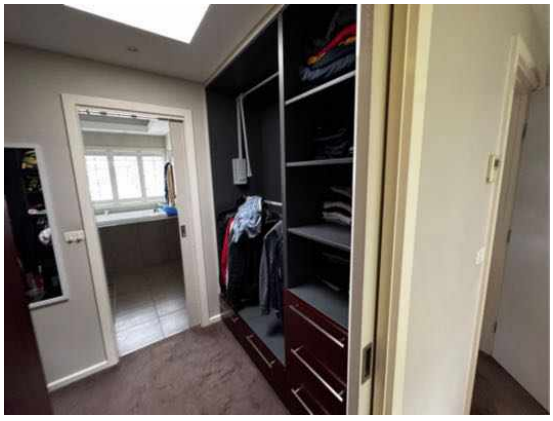




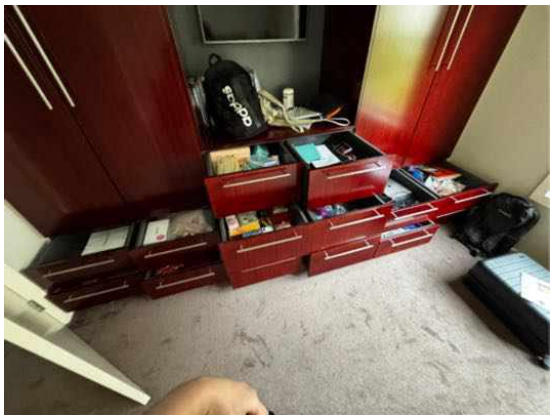



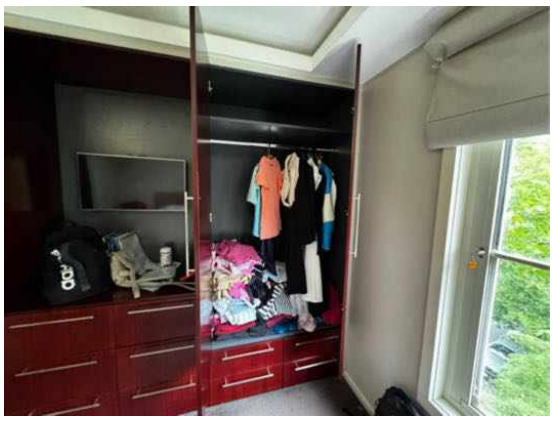


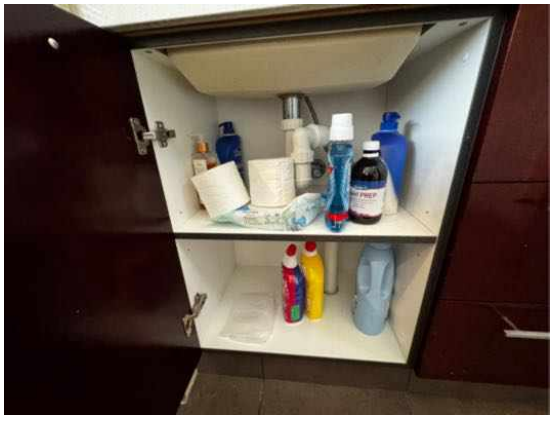





NIKE

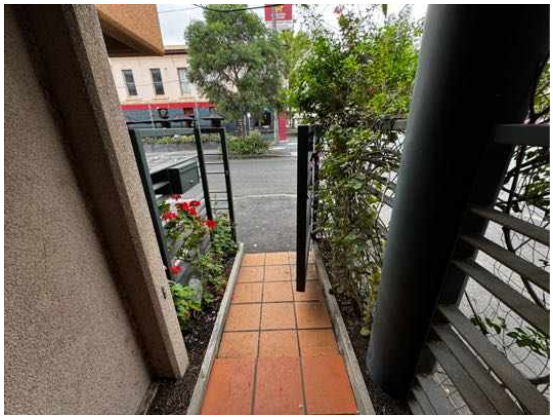






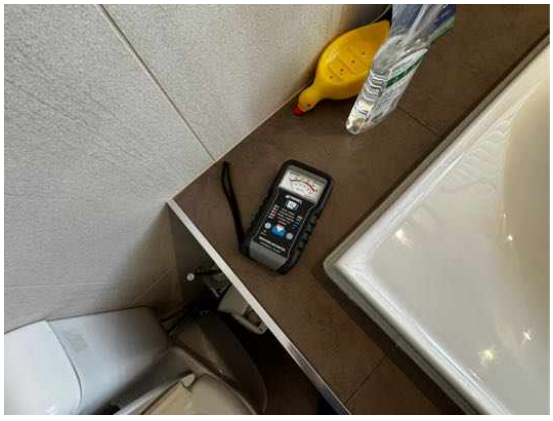
Noted Item

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

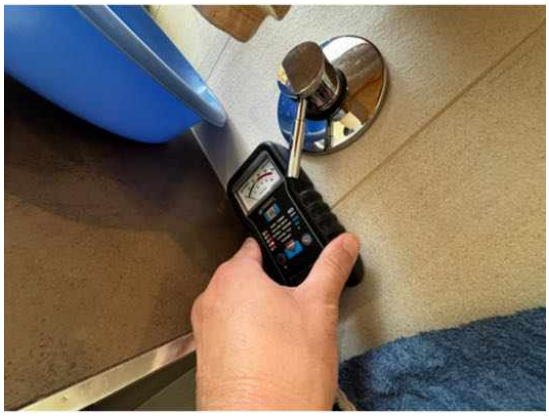



Wintel

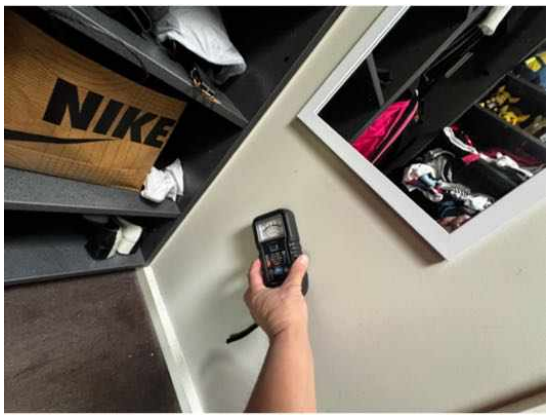

Panasonic

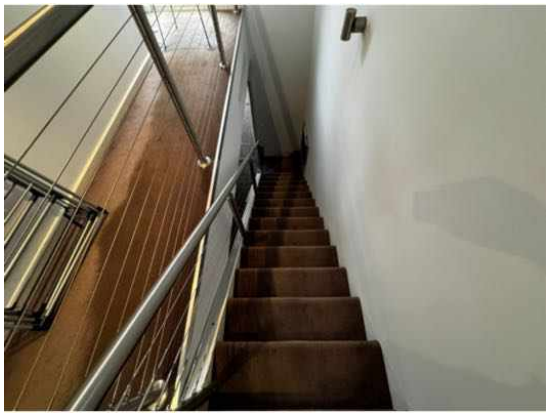


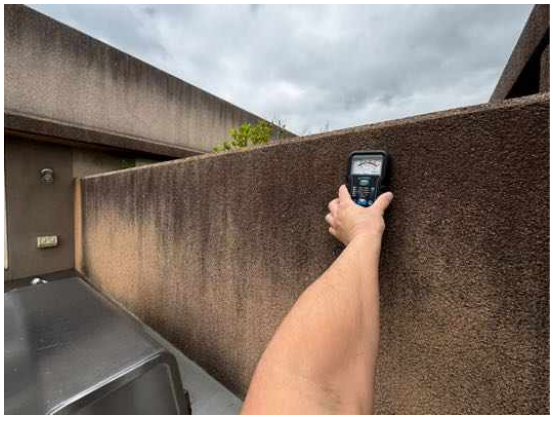

TRAMEX
WOOD TIMBER
SHALLOW DEPTH
DRYWALL · ROOFING
PLASTER · TILE
MASONRY
MOISTURE ENCOUNTER

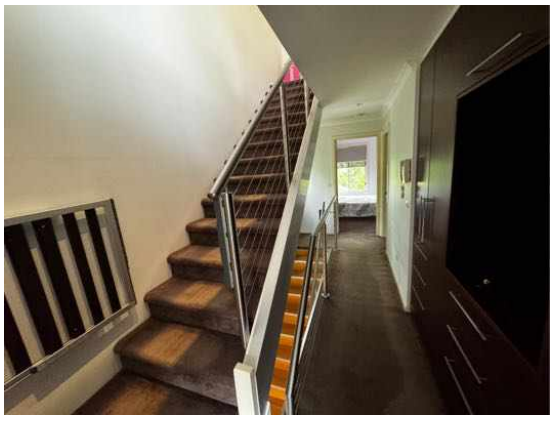


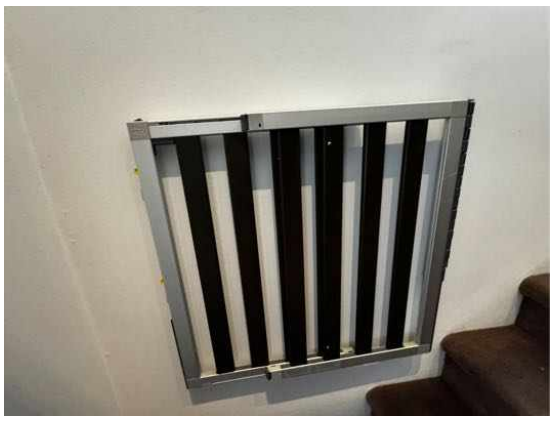

TRAMEX
MOISTURE ENCOUNTER

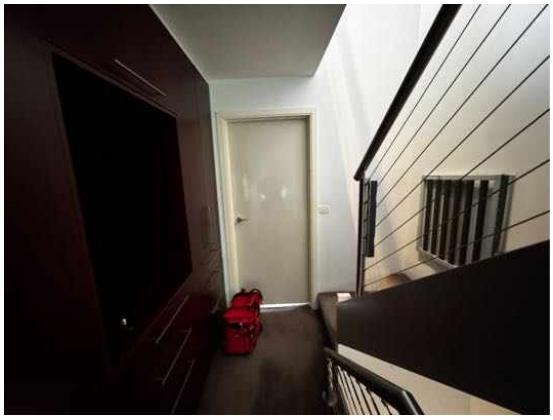

NIKE

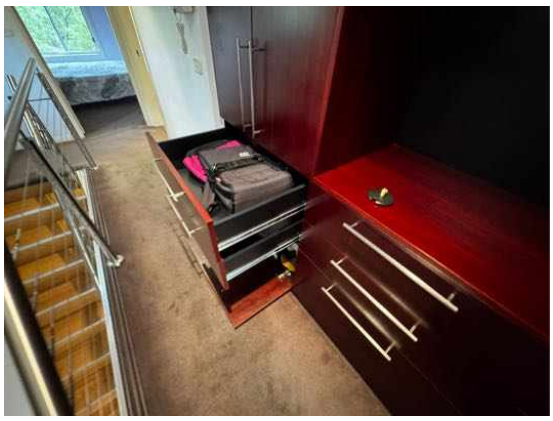










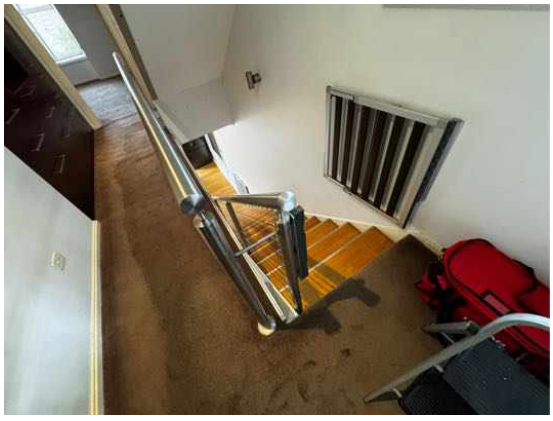



KEEP
CLEAR


TRAMEX

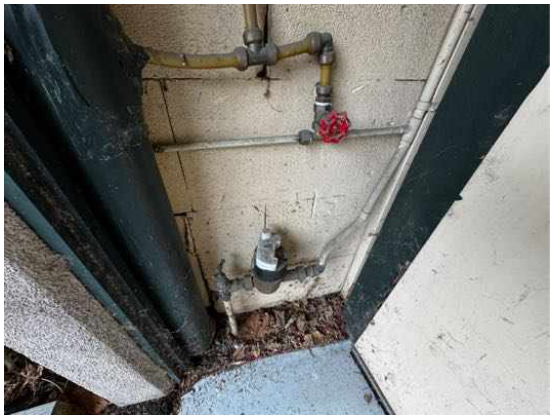

Rinnai
44
Approx Water Temp.
Hot water temp.
Transfer

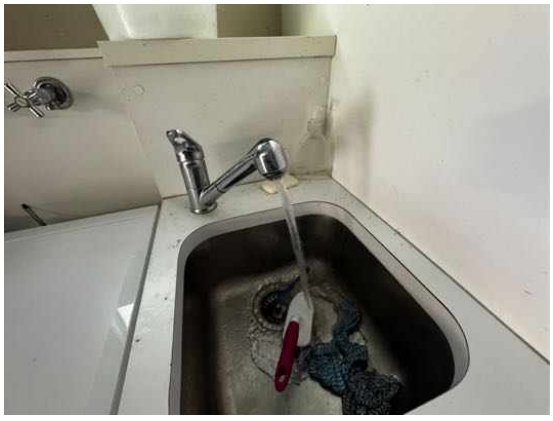

Rinnai
44
Approx Water Temp.
Hot water temp.
Transfer
On/Off

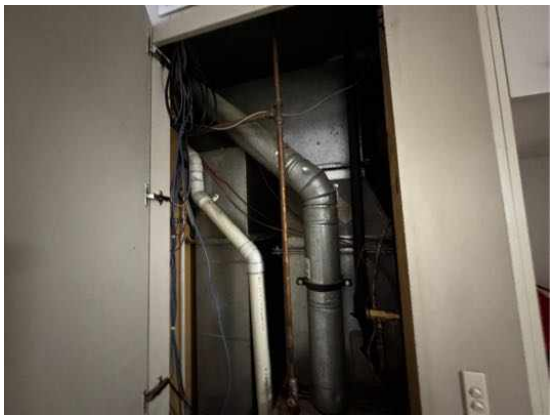


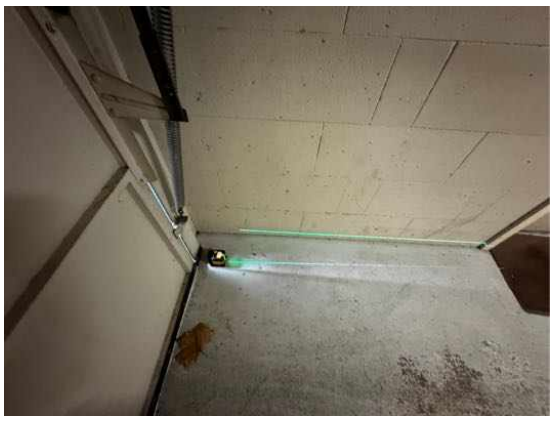

BECKER


BOSCH










DEWALT
TROJAN


15mm
TROJAN


TROJAN


TROJAN

Definitions to help you better understand this report

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

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

RECTIFICATION COSTS

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