Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Tue, 17 Feb 2026

Property Address: 12/21-31 Parman Ave, Pakenham VIC 3810, 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:	Tue, 17 Feb 2026
Modified Date:	Wed, 18 Feb 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	12/21-31 Parman Ave, Pakenham VIC 3810, Australia
Client's Email Address:	
Client's Phone Number:	
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	Engineers Australia 10472010
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Special conditions or instructions

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

The following apply: This report has been prepared in accordance with Australian Standard AS 4349.1–2007 for pre-purchase building inspections and is based on a visual, non-invasive assessment of the accessible areas of the property.

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✔
Major Defect		✔
Minor Defect	✔	

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with maintenance items required.

Section B General

General description of the property

Building Type	Residential, Unit
Company or Strata title	Unknown
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	South
Other Building Elements	Garage, Driveway, Fence - Post and Rail Construction
Other Timber Bldg Elements	Skirting Boards, Window Frames, Internal Joinery, Floorboards, External Joinery, Doors, Landscaping Timbers and Construction
Roof	Pitched, Timber Framed, Tiles
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Interior

- Exterior

- Roof Exterior - Part

- The Site

- Wall Exterior

- Roof Void - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

- Areas of low roof pitch preventing full inspection.

- Roof Exterior - Part

- Site - Part.

- 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

- Ceiling linings

- Areas of low roof pitch preventing full inspection

- Duct work

- 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

- Insulation

- Stored items

- Wallpaper or Wall Coverings

- 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

No evidence was found

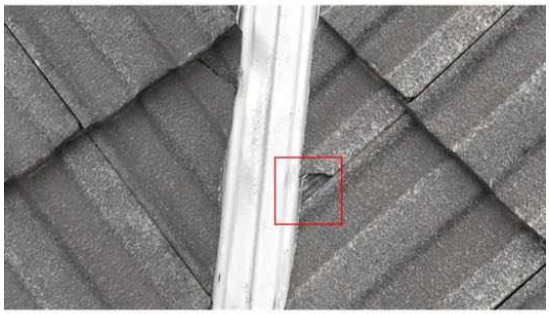
Major Defect

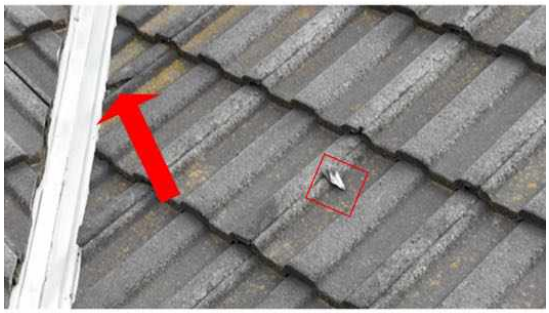
No evidence was found

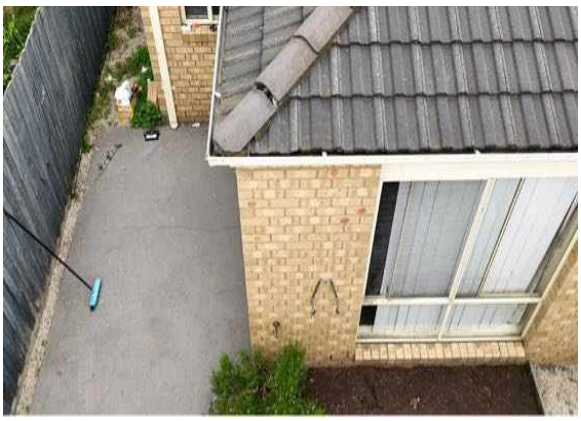
Minor Defect

Defects 3.01

Building:	Main Building
Location:	Roof Exterior
Finding:	Broken Roof Tiles and Damaged Ridge Capping - urgent attention required
Information:	Multiple broken and chipped roof tiles were identified at the time of the inspection, consistent with general ageing and weather exposure. In addition, at the rear side of the roof, a section of ridge capping was observed to be broken, creating a visible gap within the ridge line. Broken tiles and compromised ridge capping may allow rainwater penetration into the roof space, particularly during wind-driven rainfall events. Moisture ingress may result in deterioration of roof battens, insulation, and other timber roof framing elements, potentially leading to further damage if not addressed promptly. It is recommended that a licensed roofing contractor be engaged without delay to replace all broken and chipped roof tiles and to repair the damaged ridge capping. The affected ridge section should be properly re-bedded and re-pointed as required to restore weatherproof integrity. A comprehensive roof inspection should also be undertaken at the same time to identify and rectify any additional defective tiles or ridge sections to ensure the roof covering is fully watertight.







Defects 3.02

Building:	Main Building
Location:	Yard - Side
Finding:	HWS not plumbed to drainage
Information:	Upon visual inspection, we found that the hot water system is not plumbed for proper drainage. This issue may create conditions conducive to water accumulation around the building, potentially leading to moisture-related problems such as wood rot or fungal decay. The stagnant water could also attract termites, creating an environment where they may thrive and cause damage to timber components of the property. We recommend that a licensed plumber be engaged to ensure that the hot water system is properly connected to a drainage system to prevent any moisture buildup

around the area. This will help avoid any future risks of structural damage, pest infestations, or deterioration of the building's materials. Immediate attention is advised to mitigate any potential issues and protect the property from long-term damage.

Defects 3.03

Building:	Main Building
Location:	Yard - Side
Finding:	AC Overflows - Not plumbed to suitable drainage
Information:	Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area. We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.

Defects 3.04

Building:	Main Building

Location: LHS elevation

Finding: Damaged Downpipe at Left-Hand Elevation

Information:

The downpipe located to the left-hand side elevation of the dwelling was observed to be dented and deformed, consistent with impact damage. The physical deformation has compromised the original profile of the downpipe and may restrict the effective discharge of roof water during rainfall events.

If left unrectified, the damaged section may lead to reduced hydraulic performance, potential overflow during heavy rain, and localised moisture accumulation at the base of the wall. Prolonged exposure to uncontrolled water discharge may contribute to deterioration of adjacent wall finishes, footings, and may create conducive conditions for timber pest activity.

It is recommended that a licensed plumber remove and replace the damaged downpipe section with a new matching component to restore proper stormwater drainage functionality. The connection to the stormwater system should be checked at the time of replacement to ensure compliant and effective discharge.

Defects 3.05

Building: Main Building

Location: All External Areas

Finding: Site drainage - Inadequate

Information: The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and

perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Defects 3.06

Building:	Main Building
Location:	All External Areas
Finding:	Insufficient Clearance to External Weep Holes
Information:	Inspection revealed that the external weep holes around the base of the external walls have insufficient clearance, with landscaping materials such as soil or stones positioned directly beneath or against them. Weep holes are essential for allowing moisture within the wall cavity to escape and for enabling ventilation of the internal wall

space.

When weep holes are obstructed or have inadequate clearance, their function is compromised. This can result in moisture being trapped within the wall cavity, leading to potential structural deterioration, rising damp, or even termite ingress—especially in timber-framed dwellings.

It is recommended that the landscaping be adjusted to ensure a minimum vertical clearance of at least 75mm below the lowest part of the weephole. This will allow for proper drainage and ventilation and help protect the structural integrity of the property.




Defects 3.07

Building:	Main Building
Location:	Yard - Side
Finding:	Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)
Information:	Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather

conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Defects 3.08

Building:	Main Building
Location:	Fencing
Finding:	Fencing - Deteriorated
Information:	It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

Defects 3.09

Building:	Main Building
Location:	Garage
Finding:	Minor Rusting to Rear Garage Access Door Frame
Information:	

Minor surface rust was observed at the base of the door frame to the garage rear access door. The corrosion appears to be localised at the lower section, likely due to prolonged moisture exposure at the base of the frame.

If left untreated, surface rust may progressively deteriorate the metal substrate, leading to further corrosion, paint failure, and potential weakening of the door frame over time.

It is recommended that the affected area be mechanically cleaned to remove corrosion, treated with an appropriate rust-inhibiting primer, and repainted with a suitable exterior-grade protective coating to prevent further deterioration.

Defects 3.10

Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Thermal Performance to Ceiling Areas – Suspected Insulation Deficiencies
Information:	Thermal imaging conducted to internal ceiling areas at the time of inspection identified inconsistent heat patterns, which are indicative of variations in thermal performance across the roof space. These patterns are commonly associated with areas of missing, displaced, or insufficient insulation above the ceiling linings.

Inadequate or uneven insulation coverage can reduce the energy efficiency of the dwelling, contribute to heat loss in cooler periods and heat gain in warmer conditions, and may result in reduced occupant comfort and increased heating and cooling costs. Due to the non-invasive nature of the inspection, the exact extent and condition of insulation could not be confirmed visually in all affected areas.

It is recommended that a qualified insulation contractor inspect the roof space, assess insulation coverage and condition, and top up or reinstate insulation where required to achieve consistent thermal performance throughout the property.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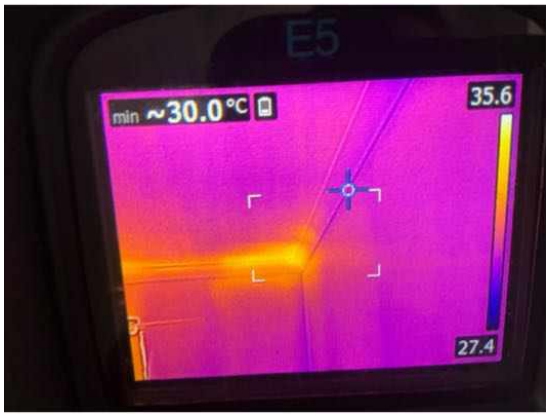
27.4


E5
min ~29.8 °C
36.2
28.0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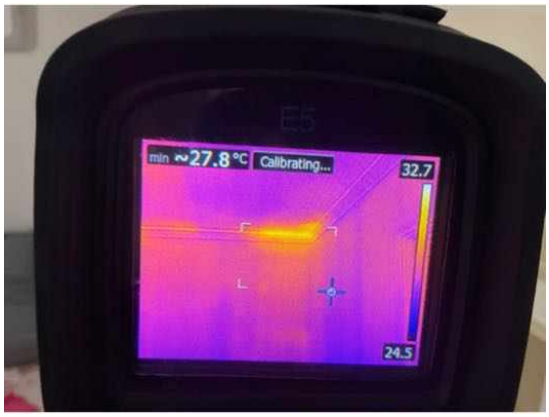
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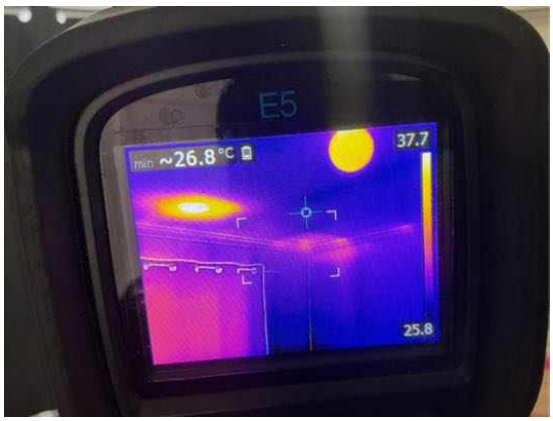
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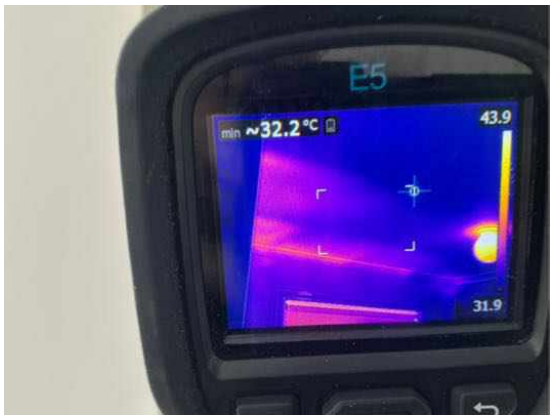
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Defects 3.11

Building:	Main Building
Location:	Lounge Room
Finding:	Minor Historical Water Damage to Lounge Window Sill
Information:	The internal window sill to the lounge room was observed to exhibit signs of previous minor water staining and localised deterioration at the lower section. Non-invasive moisture testing was conducted using a calibrated moisture meter, and readings were within normal parameters at the time of inspection, with no evidence of active moisture ingress detected. Although no elevated moisture levels were recorded, previous water exposure may have resulted from wind-driven rain penetration or inadequate external sealing. If external junctions are not properly sealed and maintained, future moisture ingress may occur, leading to deterioration of internal finishes and potential timber decay. It is recommended that the affected sill area be sanded, prepared, and repainted to restore the surface finish. In addition, all external window perimeters and junctions around the dwelling should be inspected and, where required, sealed with an appropriate exterior-grade sealant to prevent wind-driven rain penetration and future moisture-related damage.

Defects 3.12

Building: Main Building
Location: Lounge Room
Finding: Loose Skirting Boards to Lounge Room
Information:

The skirting boards in the lounge room were observed to be slightly detached from the wall lining in sections. Non-invasive moisture testing was undertaken to the affected areas, with readings within normal parameters at the time of inspection and no evidence of active moisture ingress detected.

Detached skirting boards are commonly associated with minor shrinkage movement, inadequate fixing, or settlement over time. If left unaddressed, continued movement may result in widening gaps, cosmetic deterioration, and potential damage to adjacent finishes.

It is recommended that the skirting boards be re-secured using appropriate mechanical fixings to ensure firm attachment to the wall framing. Any visible gaps should be filled with a suitable flexible sealant or gap filler, followed by preparation and repainting to achieve a uniform and durable finish.

Defects 3.13

Building: Main Building
Location: Entry
Finding: Impact Damage to Wall Behind Entry Door
Information:

Damage was observed to the internal wall lining behind the entry door, consistent with repeated impact from the door handle. No door stopper has been installed, allowing the handle to strike the plasterboard surface and cause localised indentation and surface damage.

Ongoing impact may result in progressive deterioration of the wall lining, including cracking, delamination of plaster, and damage to paint finishes. If left unrectified, this may lead to more extensive repairs being required over time.

It is recommended that the damaged wall area be properly repaired by patching the

affected section, sanding smooth, and repainting to match the surrounding finish. In addition, a suitable door stopper (wall-mounted or floor-mounted) should be installed to prevent further impact and protect the wall lining from future damage.

Defects 3.14

Building:	Main Building
Location:	Laundry
Finding:	Tap - Loose
Information:	The tap in laundry area has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Defects 3.15

Building:	Main Building
Location:	All Areas
Finding:	Inoperative Range Hood Lights
Information:	

The range hood lights were not operational at the time of the inspection.

Non-functioning lights may be due to failed globes, electrical connection issues, or internal component failure. Inadequate task lighting above the cooktop may reduce visibility during use and affect functionality.

It is recommended that a licensed electrician inspect the range hood lighting circuit, replace any failed globes as required, and rectify any electrical faults to restore proper operation.

Defects 3.16

Building:	Main Building
Location:	Living room and bedroom 2
Finding:	Flyscreens - damaged
Information:	Upon visual inspection, we found that the flyscreen in bedroom 2 and the living room is damaged. This condition could compromise insect protection and allow pests to enter through the open window, potentially affecting indoor comfort and hygiene. We recommend engaging a qualified tradesperson to repair or replace the damaged flyscreen at the earliest convenience to restore its functionality.

Defects 3.17

Building: Main Building
Location: Living Room
Finding: Misaligned Flyscreen Sliding Door
Information:

The flyscreen sliding door to the living room external door was observed to have come out of its tracks and does not slide freely. The door is stiff in operation and does not open and close smoothly.

A misaligned or displaced flyscreen door may lead to further damage to the rollers, track system, or frame if forced during operation. Continued improper use may result in permanent distortion of components and reduced serviceability.

It is recommended that the flyscreen door be removed, rollers and tracks inspected, and the door realigned and repositioned correctly within the track system. Any worn or damaged rollers should be replaced to ensure smooth and proper operation.

Defects 3.18

Building: Main Building
Location: Entry
Finding: Missing Door Closer to Entrance Security Door
Information:

The entrance security door was observed to have its upper door closer (automatic closing mechanism) removed and detached. As a result, the security door does not self-close and does not latch automatically when released.

The absence of a functional door closer may compromise security, reduce weather sealing performance, and allow uncontrolled door movement during windy conditions, potentially leading to damage to hinges, frame, or adjacent wall surfaces.

It is recommended that a suitable door closer mechanism be reinstalled and securely fixed to the security door and frame. The unit should be properly adjusted to ensure smooth self-closing action and correct latching upon closure.

Defects 3.19

Building:	Main Building
Location:	Bedroom - Master
Finding:	Door stop - Missing
Information:	The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.

Defects 3.20

Building:	Main Building
Location:	Bedroom - Master
Finding:	Minor Historical Water Damage to master bedroom Window Sill
Information:	The internal window sill to the master bedroom was observed to exhibit signs of previous minor water staining and localised deterioration. Non-invasive moisture testing was conducted using a calibrated moisture meter, and readings were within normal parameters at the time of inspection, with no evidence of active moisture ingress detected. Although no elevated moisture levels were recorded, previous water exposure may have resulted from wind-driven rain penetration or inadequate external sealing. If external junctions are not properly sealed and maintained, future moisture ingress may occur, leading to deterioration of internal finishes and potential timber decay. It is recommended that the affected sill area be sanded, prepared, and repainted to restore the surface finish. In addition, all external window perimeters and junctions around the dwelling should be inspected and, where required, sealed with an appropriate exterior-grade sealant to prevent wind-driven rain penetration and future moisture-related damage.

Defects 3.21

Building:	Main Building
Location:	Bathroom
Finding:	Shower damp - Sealant and grout
Information:	Damp is evident to the lower 400mm of wall to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and sealant in this area, which shows evidence of deterioration. Leaking pipes within the wall is also a possible cause however this seems unlikely in this instance as there is no moisture build up around the taps or transferring to the other side of the wall. There appears to be no sealant around the tap spindles which may be a small contributing factor. Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks,degraded materials or other sources of excessive moisture are generally the cause of damp. Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity of associated elements. It is important to address damp conditions , as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Damp conditions also create a conducive environment for termite infestation. Consultation with a bathroom sealant specialist is advised immediately to identify the cause of damp and to perform remedial works as required. Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.

Defects 3.22

Building:	Main Building
Location:	Bathroom
Finding:	Shower screen - sealing required
Information:	Leaking was evident to the shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriated or missing caulking to the shower or general ageing of the building elements.

Leaking from the shower where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould.

Appointment of a caulking contractor is required to repair or replace the caulking to the shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.

Defects 3.23

Building:	Main Building
Location:	Bathroom
Finding:	Evidence of elevated moisture was present at the time of inspection
Information:	Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.

Defects 3.24

Building:	Main Building
Location:	Exterior walls - front
Finding:	Minor Cracking to Rendered Front Brickwork Post
Information:	Minor cracking was observed to the rendered brickwork post at the front elevation of the dwelling. The cracking appears consistent with typical building movement and shrinkage over time.

Movement-related cracking to rendered surfaces is generally cosmetic in nature; however, if left unsealed, it may allow moisture penetration behind the render, which can contribute to further surface deterioration.

It is recommended that the affected cracks be properly prepared, filled with a suitable exterior-grade flexible crack filler, and refinished to match the surrounding render. Where necessary, localised re-rendering may be undertaken to achieve a uniform and durable finish.

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- The two-bedroom unit was found to be in a generally fair condition when compared with other buildings of a similar age and construction. A number of defects and maintenance items were identified during the inspection, all of which have been detailed in the body of this report.

All identified defects and maintenance matters should be addressed in a timely manner. If left unattended, minor issues may progressively deteriorate and develop into more significant defects, potentially resulting in increased repair costs and further damage to associated building elements.

In particular, damage to the roof ridge tiles was identified. The affected ridge sections require re-bedding and re-pointing to restore the integrity of the roof covering. This matter requires urgent attention, as compromised ridge capping may allow water ingress into the roof space during rainfall events. A licensed roofing contractor should be engaged without delay to rectify the ridge tiles and ensure the roof is fully weatherproof.

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

Disclaimer

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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

Noted Item

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

Noted Item

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

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.