



Building Inspection Report

Inspection Date: Wed, 28 Jan 2026

Property Address: 14 Delhuntly Rise, Narre Warren South VIC
3805, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Wed, 28 Jan 2026

Modified Date: Wed, 4 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

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Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0477 660 118

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 maintenance items required.

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Garage, Driveway, Fence - Post and Rail Construction
Other Timber Bldg Elements	Architraves, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames, External Joinery, Doors
Roof	Pitched, Timber Framed, Tiles
Storeys	Double
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.

- Exterior
- Interior
- Roof Void - Part
- The Site
- Wall Exterior
- Roof Exterior - 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:

- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Wall exterior due to obstructions.
- Rooms where entry was denied to the inspector.
- Roof Exterior - Part

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Debris in gutters
- 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
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings

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

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **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: All External Areas
 Finding: Site drainage - Inadequate
 Information: Upon visual inspection, we found that all yards exhibited poor site drainage, with surface water observed to drain toward the rear exterior wall of the dwelling. This condition increases the risk of water accumulating near the base of the wall, potentially leading to moisture ingress or deterioration of adjacent building materials over time.

To prevent water from lying against the wall, surrounding ground levels should be regraded to ensure surface runoff flows away from the structure. Downpipes should not discharge stormwater onto lower walls or plinths, and water should be managed through appropriate drainage systems. If the damp-proof course (DPC) is buried, ground levels may need to be lowered to expose it.

We recommend either installing an agricultural (Aggie) drain to intercept and redirect surface water away from the affected area, or constructing a concrete path with adequate slope to channel rainwater away from the dwelling. A qualified plumber should be engaged to assess the site and carry out the most suitable remedial works. If not addressed, this issue may contribute to ongoing water-related damage and secondary building defects





Defects 3.02

Building:	Main Building
Location:	Front Elevation
Finding:	Rust and Corrosion to Gutters
Information:	The gutters at the front elevation exhibit significant rust and corrosion. The metal surfaces are visibly deteriorated, with flaking, pitting, and discoloration present along multiple sections, indicating advanced material degradation.

Corroded gutters can lead to water leakage, blockages, and overflow, which may result in damage to fascia boards, eaves, and external walls. Continued deterioration may also compromise the overall effectiveness of the stormwater drainage system.

It is recommended that all rusted gutter sections be replaced with new, corrosion-resistant materials—such as Colorbond or PVC—by a licensed roofing plumber. The entire roof drainage system should also be inspected to ensure proper installation and functionality.



Defects 3.03

Building:	Main Building
Location:	All Internal Areas

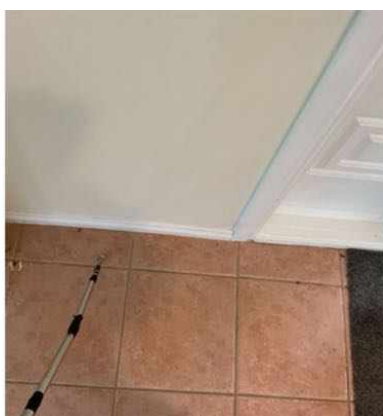
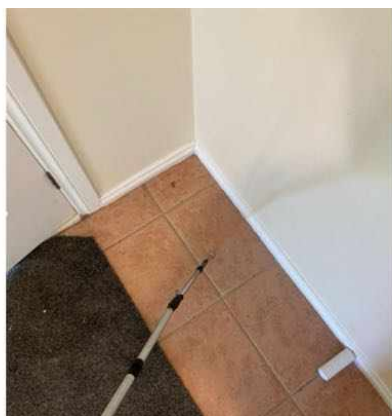
Finding:
Information:

Tiles - Drummy

Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





Defects 3.04

Building:	Main Building
Location:	Ensuite - Master
Finding:	Sealant and grouting - Deteriorated
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible





Defects 3.05

Building: Main Building
 Location: Ensuite - Master
 Finding: Door handle - Not latching
 Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

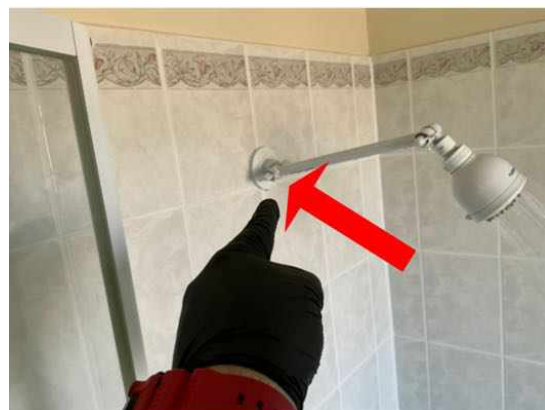
A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.06

Building: Main Building
 Location: Ensuite - Master
 Finding: Shower head- leaking
 Information: Upon visual inspection, we found that the shower head in the master ensuite is leaking, with continuous dripping observed even after the tap is fully closed. The persistent leakage may indicate worn-out internal components within the shower head or tap, potentially contributing to unnecessary water wastage and increased water bills. This issue can also lead to further deterioration of surrounding materials due to prolonged exposure to moisture, potentially causing mould growth or damage to bathroom fixtures and surfaces over time.

To address this issue, we recommend that a licensed plumber be engaged to inspect and repair or replace the shower head and any associated fittings as necessary. Timely repairs are advised to prevent further water loss and potential moisture-related damage to the bathroom area.



Defects 3.07

Building: Main Building
 Location: Bedroom 3
 Finding: Loose Door Handles – Bedroom 3 Wardrobes
 Information:

At the time of inspection, the door handles to the linen cupboard and the wardrobe cupboards in Bedroom 3 were observed to be loose and, in some instances, coming away from the doors. This is likely due to worn fixings or inadequate fastening.

This is considered a maintenance issue rather than a structural defect; however, continued use in their current condition may result in further damage to the doors or hardware.

It is recommended that a qualified handyman or carpenter be engaged to refix, realign, and secure the affected handles, replacing screws or hardware where necessary to ensure proper and durable operation.



Defects 3.08

Building: Main Building
 Location: Bedroom 3
 Finding: Bedroom 3 Door – No Functional Latching/Lock Mechanism
 Information:

At the time of inspection, the door to Bedroom 3 was observed to not latch or lock properly. The door does not engage with a strike plate and there is currently no functional locking mechanism installed, meaning the door cannot be secured in its closed position.

This affects the functionality and privacy of the room and may lead to further wear to the door or frame if operated in its current condition.

It is recommended that a qualified carpenter be engaged to install an appropriate door lock and strike mechanism, and to adjust or realign the door as required to ensure it latches and operates correctly.



Defects 3.09

Building: Main Building
Location: Retreat
Finding: Water Ingress Evidence – Retreat Window (Upstairs)
Information:

At the time of inspection, evidence of past water residue was observed around the retreat window upstairs, indicating that water may have been entering through or around the window assembly during rainfall. This suggests that the existing external seals may be inadequate or deteriorated.

If left unaddressed, continued water ingress could lead to staining, deterioration of surrounding finishes, and potential moisture-related damage to framing or linings over time.

It is recommended that a qualified glazier, window installer, or suitably experienced tradesperson inspect and re-seal the window externally, including all perimeter joints and flashings as required, to prevent further water entry.





Defects 3.10

Building: Main Building
 Location: WC - Upstairs
 Finding: Water Damage to Skirting Board – Upstairs WC
 Information:

At the time of inspection, the skirting board on the left-hand side inside the upstairs WC was observed to be swollen and distorted, consistent with previous water exposure or moisture contact. The damage appears localised to this section of the skirting and does not indicate any visible structural failure at the time of inspection.

If left unaddressed, the affected skirting may continue to deteriorate, which could impact adjacent finishes and overall appearance.

It is recommended that a qualified painter, handyman, or carpenter assess the damaged section and either replace the affected skirting board or sand, repair, and repaint it as appropriate to restore appearance and durability



Defects 3.11

Building: Main Building
 Location: Upper level
 Finding: Loose Door Handles – Upper Level
 Information:

Several internal door handles on the upper level, including those to the WC, bathroom and bedrooms, were observed to be loose and in some instances partially detached from the doors. This indicates inadequate fixing or wear to the existing fittings.

Loose or poorly secured handles can continue to deteriorate over time, may fail completely during use, and could cause damage to the door surface or locking mechanisms.

It is recommended that a qualified handyman or carpenter inspect all upper-level door handles and refix, tighten, or replace fixings as required to ensure secure and proper operation.



Defects 3.12

Building:	Main Building
Location:	Dining room
Finding:	Elevated Moisture Readings – Dining Area Ceiling (Downstairs)
Information:	At the time of inspection, elevated moisture readings were detected to the ceiling in the downstairs dining area adjacent to the kitchen using a moisture meter. No bathroom or obvious wet area is located directly above this section of ceiling, and no clear visual source of water ingress could be identified during the inspection.

The presence of elevated moisture in this location indicates that there may be an

active or intermittent leak within the ceiling cavity, roof space, or concealed plumbing, which could lead to further water damage, mould growth, or deterioration of ceiling linings and framing if left unaddressed.

A licensed plumber should be engaged without delay to investigate the source of the moisture, undertake any necessary invasive testing where required, and carry out appropriate rectification works to prevent ongoing water ingress.



Defects 3.13

Building:	Main Building
Location:	Bedroom - Master
Finding:	Ceiling Fan Not Operating – Master Bedroom
Information:	At the time of inspection, the ceiling fan in the master bedroom was not operating when switched on. No further testing was undertaken and the exact cause of the fault could not be determined during the visual inspection.

A non-operational ceiling fan may indicate an electrical fault, defective motor, faulty switch, wiring issue, or failed components, which could affect ventilation, comfort, and safe operation of the fixture.

A licensed electrician should attend the property to inspect, test, and repair or replace the ceiling fan as required to restore safe and proper operation.



Defects 3.14

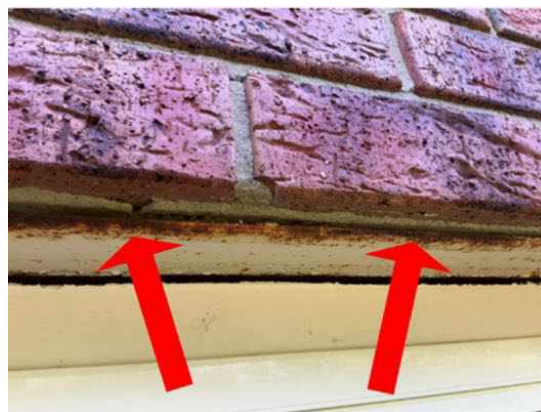
Building: Main Building
 Location: All External Areas
 Finding: Corrosion to Steel Lintels Around Windows
 Information:

At the time of inspection, rusting was observed to several steel lintels above windows and openings around the dwelling. The corrosion appears to be developing progressively, rather than being an isolated localised issue.

Steel lintels are structural members that support masonry above window openings, and ongoing corrosion can weaken their load-bearing capacity, potentially leading to cracking, movement, or further deterioration of surrounding brickwork if left untreated.

A registered builder should be engaged as soon as practicable to assess the extent of corrosion and carry out appropriate rust treatment, protection, and repair works to prevent further structural degradation.





Defects 3.15

Building:	Main Building
Location:	All External Areas
Finding:	Gaps Around External Window Frames
Information:	Multiple gaps were identified between the external window frames and the adjoining brickwork across several elevations. These gaps appear to be the result of either poor or inconsistent sealant application during installation, or deterioration of the original sealant over time.

Unsealed or poorly sealed gaps can allow moisture ingress, wind-driven rain, draughts, and provide potential entry points for pests. Ongoing exposure to moisture may also contribute to internal dampness and premature deterioration of surrounding building elements.

A qualified handyman or registered builder should apply a consistent, waterproof, flexible exterior-grade sealant around all affected windows to ensure adequate weatherproofing and protection against moisture and pest entry.



Defects 3.16

Building: Main Building

Location: All External Areas

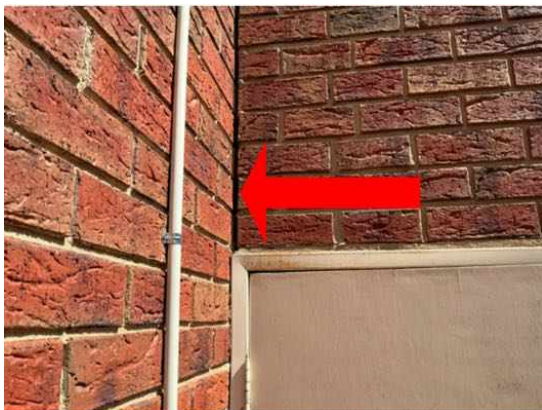
Finding: Brickwork expansion joint - Seal missing.

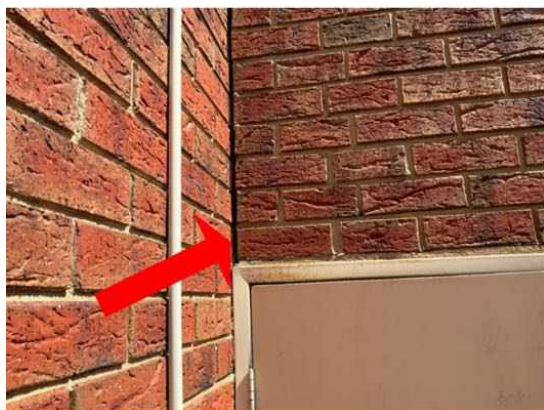
Information: During the inspection, it was noted that the seal for the brickwork expansion joint is missing on all exterior walls. Expansion joints in brickwork are critical as they accommodate the natural movement of building materials caused by thermal expansion, contraction, and other environmental factors. The absence of a proper seal in these joints can lead to several issues:

- Water Penetration: Without a seal, water can penetrate the expansion joint, potentially leading to water damage within the wall cavity and interior spaces. This can result in dampness, mold growth, and deterioration of building materials.

- Energy Efficiency: Gaps in the expansion joints can affect the building's insulation properties, leading to increased energy consumption for heating and cooling.

To address this issue, it is recommended that a qualified handyman, caulking specialist, or bricklayer be engaged to inspect and reseal the expansion joint. This will help maintain the integrity, durability, and appearance of the brickwork, as well as prevent potential water ingress and structural problems.





Defects 3.17

Building: Main Building
 Location: Garage rear access door
 Finding: Gap in Brickwork Above Garage Access Door
 Information:

At the time of inspection, a visible gap was observed in the brickwork above the rear garage access door, located directly beneath the fascia board. The opening appears to be the result of incomplete detailing or deterioration of mortar at this junction.

This gap allows potential water ingress into the wall cavity and roof junction, which may lead to staining, moisture-related damage, or deterioration of framing and surrounding materials over time if left unsealed.

A suitably qualified tradesperson (bricklayer or qualified caulking specialist) should be engaged to clean, fill, and seal the gap with an appropriate weather-resistant flexible sealant to prevent water entry and protect the surrounding structure.



Defects 3.18

Building:	Main Building
Location:	Living Room
Finding:	Door - stiff to slide
Information:	The door to this area was difficult to operate at the time of inspection. This is likely due to damaged wheels which help the door to operate in a smooth fashion.

Doors provide ventilation and exits to the adjoining area and should be at a fully operational level to ensure user comfort and safety. Restricted function of the door may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of door running hardware may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the sliding door.



Defects 3.19

Building:	Main Building
Location:	Powder Room

Finding: Minor Corrosion / Frosting Around Vanity Taps – Powder Room (Downstairs)

Information:

At the time of inspection, light corrosion/frosting was observed around the base of the vanity sink taps in the downstairs powder room. The affected area appears localised to the tap fittings and surrounding fixtures.

This condition is commonly associated with minor moisture exposure, cleaning products, or gradual ageing of the tap finish, and while currently cosmetic, it may worsen over time if left untreated.

A suitably qualified plumber or handyman should inspect the taps, clean and treat the affected areas, and repair or replace any deteriorated components as required to prevent further corrosion and maintain serviceability.



Defects 3.20

Building: Main Building

Location: Toilet (WC)

Finding: Door handle - Not latching

Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.21

Building: Main Building
 Location: Right hand side yard
 Finding: Defective Downpipe Connection – External Brick Wall
 Information:

At the time of inspection, staining, algae growth, and evidence of water leakage were observed around the external downpipe where it connects to the brickwork.

This indicates that the joint is likely not adequately sealed or that water is escaping from the pipe or its connection, which may lead to ongoing moisture damage to the brickwork and surrounding materials if left unaddressed.

A licensed plumber should be engaged to inspect, reseal, repair, or realign the downpipe connection and ensure stormwater is properly contained and discharged away from the wall.



Defects 3.22

Building: Main Building
 Location: Garage
 Finding: Damage and Sagging to Garage Ceiling
 Information:

At the time of inspection, multiple areas of damage were observed to the garage

ceiling, including holes, water staining, and slight sagging of the plasterboard. Moisture testing was undertaken using a moisture meter and no elevated moisture readings were detected in the areas tested; however, inspection of the ceiling was limited due to stored furniture and restricted access within the garage.

The visible defects indicate previous water exposure and deterioration of the plaster lining, and the sagging suggests that the ceiling may require additional fixing or support to maintain its serviceability and safety. Continued movement or deterioration could lead to further cracking, detachment, or cosmetic failure of the lining.

A qualified plasterer should be engaged to fully inspect the ceiling once the garage is cleared, provide additional fixing or support where required, and repair the affected plaster by patching, sanding, and repainting the damaged areas to restore its condition and appearance.





Defects 3.23

Building:	Main Building
Location:	Bathroom 2
Finding:	Sealant and grouting - Deteriorated
Information:	It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



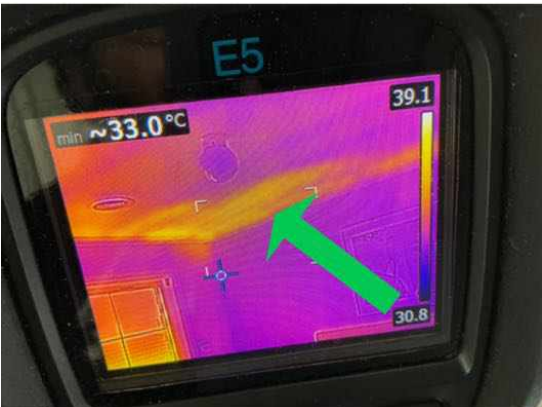
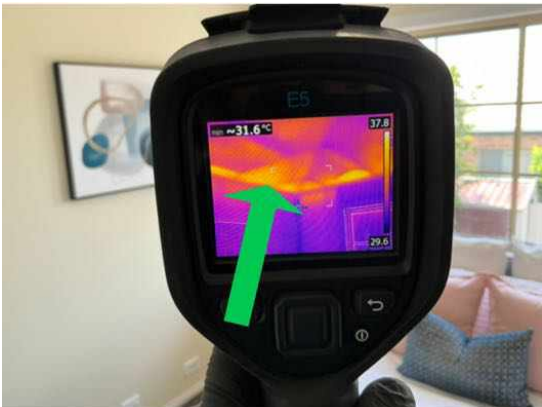
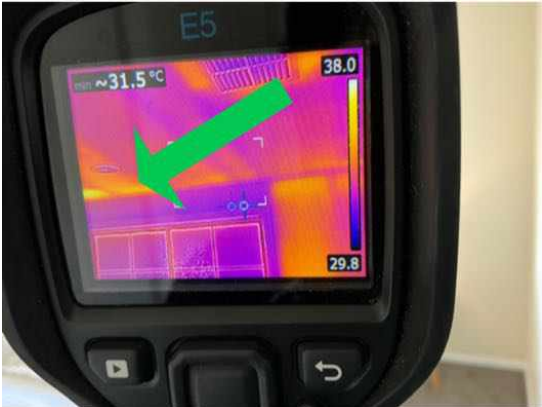


Defects 3.24

Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Thermal Performance to Ceiling Areas – Suspected Insulation Deficiencies
Information:	<p>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.</p> <p>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,</p>

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.





Defects 3.25

Building:	Main Building
Location:	Gutters
Finding:	Gutters - Partially Blocked
Information:	Sections of the external gutters were partially blocked with debris, soil and leaves. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner or a general handyperson as a matter of urgency.



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

- Upon inspection, the 4-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

It is strongly recommended that the client engage the appropriate qualified tradespeople, as outlined in the defect statements, to carry out the necessary repairs and maintenance as soon as possible.

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

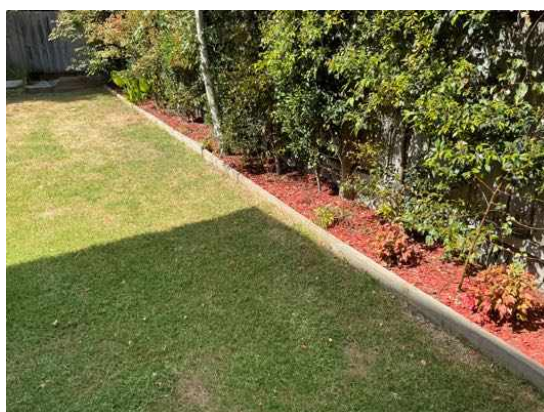
Building: Main Building
 Location: All Internal Areas
 Finding: Obstructions and Limitations - Interior
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas of the property at the time of inspection. These obstructions 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: 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.



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.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

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