



## Building Inspection Report

Inspection Date: Mon, 12 Jan 2026

Property Address: 46 Bonogin Rd, Mudgeeraba QLD 4213,  
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: Mon, 12 Jan 2026

Modified Date: Mon, 19 Jan 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 46 Bonogin Rd, Mudgeeraba QLD 4213, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Troy Profilio Ph: 0438 402 039  
Email: Mermaidwaters@jimsbuildinginspections.com.au

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NSW 239971C  
QBCC 15128818

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Company Name: Jim's Building Inspections (Mermaid Waters)

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Company Address and Postcode: Mermaid Waters 4218

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Company Email: Mermaidwaters@jimsbuildinginspections.com.au

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Company Contact Numbers: 0438 402 039

## 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
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>	✓	
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

## Section B General

### General description of the property

Building Type	Commercial
Company or Strata title	Unknown
Floor	Slab on ground, Steel Frame, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	Not Applicable
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Footpath, Garage, Fence - Fabricated Metal Fence, Retaining Walls, Water Tanks
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Internal Joinery, Skirting Boards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Timber Framed, Tiled, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed), Concrete Block, Fibre Cement Sheets, Rendered, Weatherboards
Weather	Raining

## 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
- Landscaping Timbers
- Gardens
- Fencing
- Roof Exterior
- Roof Void - Part
- Slab Edge
- The Site
- Timber Retaining Walls
- Trees
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Wall exterior due to obstructions.

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
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Degree of roof incline too steep for safe access
- Inclement weather conditions prevented inspection of roof exterior
- Lack of suitable access or entry point
- Landscaping
- External finished ground level
- No safe point from which to access roof exterior
- Stored items
- Roof framing - not trafficable
- Vegetation

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

## Undetected defect risk

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

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Significant Items

### Safety Hazard

#### Defects 1.01

Building: Main Building

Location: Walls > Rear

Finding: Mould - Present

Information: Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



## Major Defect

### Defects 2.01

Building:	Main Building
Location:	Workshop/garage > Rear Right
Finding:	Walls - Bowed
Information:	Vertical bowing and horizontal bending is caused by lack of resistance to vertical pressures from foundations, upper floors or roofs, or horizontal pressures from a range of causes e.g. environmental conditions.

If left unmanaged, bowing and bending may eventually lead to structural collapse. As such, any bowing or bending of walls should be rectified as soon as possible.

Quotations for building works required to fix bowing building elements should be sought prior to purchase. It is suspected that extensive works, including works to roof structures, floor structures, walls and associated finishes, is likely to be required.

A structural engineer may provide advice prior to seeking quotations on the required scope of works to prevent structural failure. Where bowing is less severe, a registered builder, in association with qualified trades, should be appointed to perform remedial works.





## Minor Defect

### Defects 3.01

Building:	Main Building
Location:	Quite room > Rear
Finding:	Painted surface - Bubbling
Information:	Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



### Defects 3.02

Building:	Main Building
Location:	Kitchen > Rear
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.



**Defects 3.03**

Building: Main Building  
Location: Office1 > Rear  
Finding: Cracks to external render - Category 1  
Information: It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



## Defects 3.04

Building: Main Building  
Location: Meeting Room > Rear  
Finding: Cracks to external render - Category 2  
Information: It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





### Defects 3.05

Building: Main Building  
 Location: Laundry > Front  
 Finding: Cracks to external render - Category 1  
 Information: It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.





### Defects 3.06

Building:	Main Building
Location:	Storage Cupboard > Front
Finding:	Door - Binding
Information:	Binding of this door is evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door jamb.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.



### Defects 3.07

Building:	Main Building
Location:	Ladies toilets > Rear
Finding:	Cracks to internal plaster- Category 2
Information:	It has been observed that cracking to internal plaster surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect

requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Defects 3.08

Building:	Main Building
Location:	Bathroom > Rear
Finding:	Cracks to internal plaster- Category 2
Information:	It has been observed that cracking to internal plaster surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



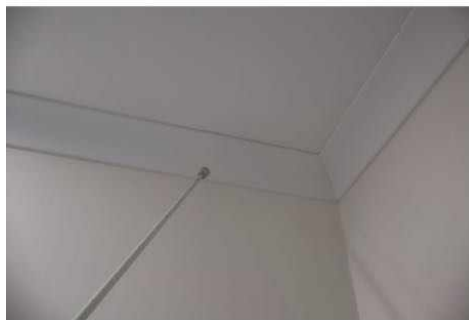
### Defects 3.09

Building: Main Building  
 Location: Men's toilets > Rear  
 Finding: Cracks to internal plaster- Category 2  
 Information: It has been observed that cracking to internal plaster surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





### Defects 3.10

Building:	Main Building
Location:	Workshop/garage > Rear Left
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.

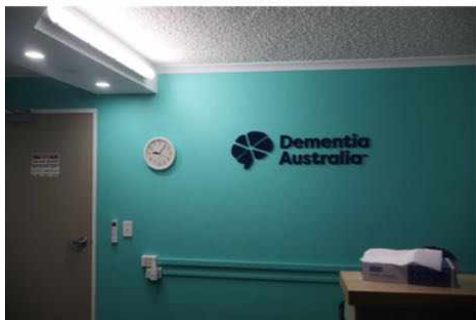


### Defects 3.11

Building:	Main Building
Location:	Reception > Rear Right
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



### Defects 3.12

Building:	Main Building
Location:	Hallway > Centre Left
Finding:	Render - Drummy
Information:	<p>Drummy rendered areas were identified at the time of inspection. The term 'drummy' refers to render that has become detached from its fixing, despite it still being solid. Such defects are generally caused by physical or moisture damage to the area. Drummy render may also be a direct result of poor workmanship during the construction process.</p>

Render may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing rendered areas to become drummy and/or cracked over a prolonged period of time. Drummy render generally requires chipping off and re-rendering or painting.

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. Immediate action is recommended to ensure that no further damage is sustained in the affected area.





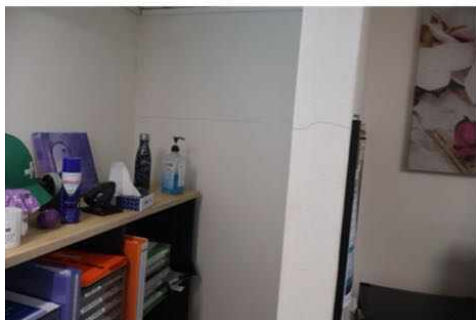
### Defects 3.13

Building: Main Building  
 Location: Office 4 > Rear  
 Finding: Cracks to internal render - Category 2  
 Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





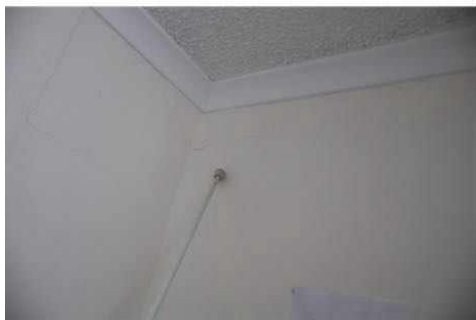
### Defects 3.14

Building:	Main Building
Location:	Stationary > Rear
Finding:	Brickwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.





### Defects 3.15

Building:	Main Building
Location:	Walls > Rear Left
Finding:	Render - Drummy
Information:	<p>Drummy rendered areas were identified at the time of inspection. The term 'drummy' refers to render that has become detached from its fixing, despite it still being solid. Such defects are generally caused by physical or moisture damage to the area. Drummy render may also be a direct result of poor workmanship during the construction process.</p>

Render may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing rendered areas to become drummy and/or cracked over a prolonged period of time. Drummy render generally requires chipping off and re-rendering or painting.

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. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



## 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](http://www.jims.net).

### D5 Conclusion - Assessment of overall condition of property

- At the time of the building inspection, the property presented with defects as stated in this report.

Defects as stated in this report may require further investigating or rectification works.

All defects should be read in its entirety.

For further information, advice and clarification please contact Troy Profilio on: 0438 402 039

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

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



#### Noted Item

Building: Main Building  
 Location: Comms room > Existing  
 Finding: Additional Photos  
 Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Roof Void > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference







**Noted Item**

Building: Main Building  
Location: Roof Exterior > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





## The following items were noted as - Fair Condition

### Noted Item

Building:	Main Building
Location:	Day centre > Rear
Finding:	Cracks to external render - Category 1
Information:	It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



### Noted Item

Building: Main Building  
 Location: Staff office > Rear Left  
 Finding: Water staining  
 Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



**Noted Item**

Building: Main Building  
Location: Courtyard > Existing

Finding: Water - seepage external walls  
Information: Evidence of water seepage and moisture ingress was observed through the render wall.

Indicators include staining,dampness bubbling/blistering of the render,cracking and or efflorescence.

These conditions suggest that the wall system is not weather tight,allowing water penetration behind the render finish.

Probable causes in render finish allowing moisture entry,inadequate or missing waterproofing/weatherproofing coating.

Poor flashing installation at openings,render applied directly to masonry without appropriate moisture management detailing or missing sealant at wall penetration,junctions or control.

A renderer is recommended to inspect and make recommendations on repairs.







**Noted Item**

Building: Main Building  
Location: Courtyard > Front,Rear  
Finding: Exterior roof plumbing - Leaking  
Information: Active gutter leaks were evident at the time of inspection. Roof leaks can have a number of causes, including damage to gutter joints, deterioration of roof fixtures and fittings, or loosely associated materials (fascias etc.)

A roof plumber should be appointed as soon as possible to primarily identify the cause of the leak, and to provide subsequent repair works as necessary. Depending on the extent of the damage, replacement of sections of the roof gutter may be required, and may be performed by a roof plumber.



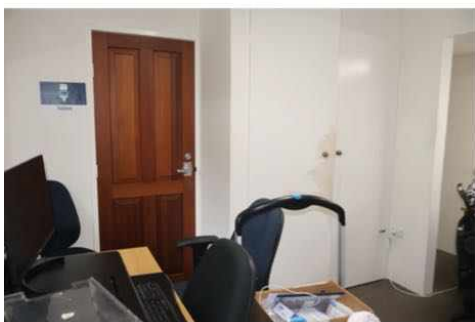


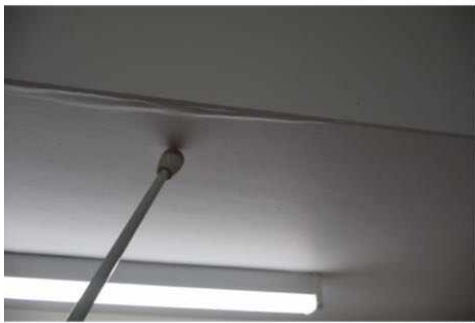
### Noted Item

Building: Main Building  
 Location: Office 5 > Rear  
 Finding: Painted surface - Bubbling  
 Information: Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.





### Noted Item

Building:	Main Building
Location:	Office 6 > Rear
Finding:	Evidence of excessive 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.



## Noted Item

Building: Main Building  
 Location: Roof Exterior > Rear  
 Finding: Flashing holes - flashing  
 Information: Visible holes were observed on the roof flashing.

These penetrations compromise the flashings ability to provide a continuous waterproofing barrier and increase the risk of moisture ingress into the roof structure and internal building elements which was observed.

Repairs to the flashing is recommended to prevent further deterioration of internal wall linings.

Further implications consist with potential water penetration during rainfall.

Premature deterioration of roof framing insulation, and ceiling linings.

Possible mould growth and internal damage.

Reduced weatherproofing performance and non compliance with Standard installation practices.

Recommended action.

Engage a qualified roofing contractor to repair or replace the affected flashing sections.

All holes and penetrations should be sealed or replaced to restore a continuous waterproofing barrier in accordance with AS. 3500, AS 1562.1 and the NCC requirements for weatherproofing.



Noted Item

Building: Main Building  
Location: Roof Exterior > Rear Left  
Finding: Gutters - Blocked  
Information: 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.



**Noted Item**

Building: Main Building  
 Location: Walls > Rear Right  
 Finding: Water - seepage  
 Information: Evidence of water seepage and moisture ingress was observed through the render wall.

Indicators include staining, dampness, bubbling/blistering of the render, cracking and or efflorescence.

These conditions suggest that the wall system is not weather tight, allowing water penetration behind the render finish.

Probable causes in render finish allowing moisture entry, inadequate or missing waterproofing/weatherproofing coating.

Poor flashing installation at openings, render applied directly to masonry without appropriate moisture management detailing or missing sealant at wall penetration, junctions or control.

A renderer is recommended to inspect and make recommendations on repairs.



### Noted Item

Building: Main Building

Location: Flashing > Front  
 Finding: Water leak - External  
 Information: Water leaks were found to be present to exterior plumbing work. Leaks are generally caused by deterioration of the plumbing elements over time, due to exposure to weather conditions, but may have also been caused by minor impact damage.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber be appointed to rectify any water leaks that may be present. Areas of repair and replacement of plumbing fittings and fixtures may be required and, as such, a quotation should be sought.

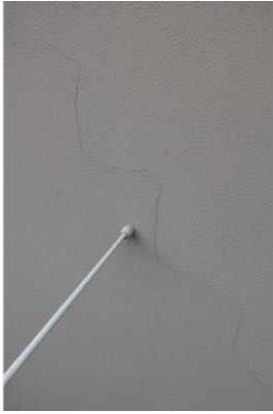


### Noted Item

Building: Main Building  
 Location: Walls > Front  
 Finding: Brickwork - Step cracking  
 Information: Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



### Noted Item

Building:	Main Building
Location:	Window > Front
Finding:	Water staining
Information:	Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



### Noted Item

Building: Main Building  
 Location: Walls > Front Left  
 Finding: Cracks to external render - Category 2  
 Information: It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





### Noted Item

Building: Main Building  
Location: Windows > Existing  
Finding: Window seals - deteriorated  
Information: The window seals have deteriorated and are in a generally poor condition. Due to frequent exposure to weather conditions and subsequent moisture, deterioration of window seals is expected in a property of this condition and age.

Where window seals have deteriorated, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised.

It is recommended that all deteriorated window seals be replaced by a general handyman or sealant expert to prevent any further damage and to restore the window to a fully functional level.





## The following items were noted as - Good Condition

### Noted Item

Building: Main Building  
 Location: Day centre > Existing  
 Finding: Walls - Water stained  
 Information: Water staining to sections of the walls in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by wall linings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.







### Noted Item

Building: Main Building  
Location: Toilet (WC) > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



### Noted Item

Building: Main Building  
Location: Toilet (WC) - 2 > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



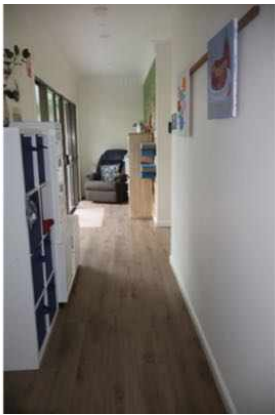
### Noted Item

Building: Main Building  
Location: Dining Room > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



### Noted Item

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



**Noted Item**

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



**Noted Item**

Building: Main Building  
Location: Toilet (WC)/bathroom > Existing  
Finding: Photos Added

Information: Additional photos are provided for your general reference.



**Noted Item**

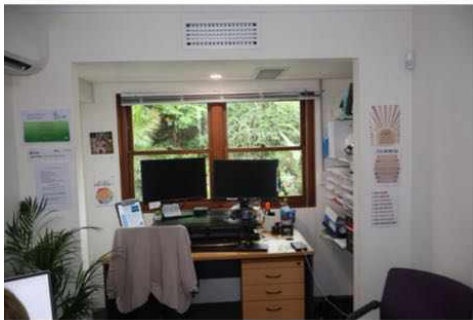
Building: Main Building  
Location: Bathroom > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





### Noted Item

Building: Main Building  
Location: Office 7 > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



### Noted Item

Building: Main Building  
Location: Office 8 > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: Corridors > Rear Right  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

Building: Main Building  
Location: Storage room > Existing  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



## 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 <sup>2</sup> (Residential) or 10 micrograms/100 cm <sup>2</sup> (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.