



Building Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 1/223 Elgar Rd, Surrey Hills VIC 3127,
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: Tue, 17 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 1/223 Elgar Rd, Surrey Hills VIC 3127, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mark Thorpe Ph: 0456 295 434
Email: Croydon@jimsbuildinginspections.com.au

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

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: N/A

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Overall Condition

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

Section B General

General description of the property

Building Type

Unit

Company or Strata title

Unknown

Floor

Slab on ground

Furnished

Furnished

No. of bedrooms

3

Occupied

Unoccupied

Orientation

South East

Other Building Elements

Driveway, Fence - Post and Rail Construction,
Garage, Pergola

Other Timber Bldg Elements

Architraves, Door Frames, Doors, Floorboards,
Skirting Boards

Roof

Tiled

Storeys

Single

Walls

Brick Veneer

Weather

Overcast

Section C Accessibility

Areas Inspected

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

- Interior
- Exterior

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.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Above safe working height
- Debris in gutters
- Floor coverings
- Furniture
- Duct work

- Evidence of recently painted walls or ceilings
- Insulation
- Proximity of perimeter fence to building
- Overhanging vegetation
- Unsafe to Access Roof - No Fall Protection System
- 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: **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

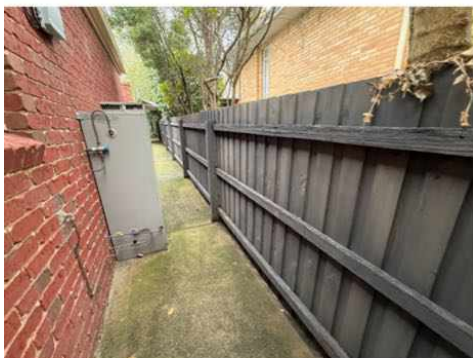
No evidence was found

Minor Defect

Defects 3.01

Building: Building 1
Location: All Areas > All Areas
Finding: Wood rot affecting the perimeter fencing
Information: Wood rot was observed to be affecting the perimeter post and rail fences at the time of the inspection. This wood rot is suspected to have developed due to timber in contact with the ground and over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition.

Always ensure exterior timbers are not in contact with the ground or soil as this will accelerate damage and deterioration to the timber, if left unmanaged further damage is highly likely to occur. To maintain the condition of the external timber building elements, any affected areas should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified and reduced as deemed necessary. A qualified carpenter should be appointed to repair and replace rotting building elements and materials in the near future.





Defects 3.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Roof tiles - broken, chipped, roof tiles dislodged and slippage
Information:	Upon inspection of the roof tiles, it was observed that numerous roof tiles (more than normal), have slipped down or have been dislodged from their original positions and have not been repositioned before the roof restoration was completed and shows very poor workmanship and poor trade practices. It is unknown if roof structures or other building elements show any damage or deterioration that may have been as a result of dislodged roof tiles. An invasive inspection is recommended to investigate for any repairs deemed to be required. This type of defect requires immediate attention and

repair, before further damage and deterioration can occur.

Numerous roof tiles may slip over time due to a number of minor causes, including not placed correctly upon installation, not stuck down on the top of valley irons, flashings, roof tile chips and breakages, failings in the adjoining battens, or fixings that may have failed. In this case I suspect that tiles have just slipped or dislodged from the original positions overtime, these roof tiles when readjusted should receive some form of fixing to fix them down. Either by a good adhesive or a good quality silicon sealant. Roof tiles that have moved from their original position may allow water penetration into the roof void, exposing roofing structures to excessive moisture.

This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements below these areas. Replacement of broken, loose or missing roofing tiles is also highly recommended immediately or in the short term future to prevent the development of any secondary defects overtime if left unmanaged. A roofing plumber or roof tiler should be appointed to complete such works as deemed to be necessary.















Defects 3.03

Building:	Building 1
Location:	All Areas > All Areas
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. 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 a gutter cleaning company or the homeowner or a general handy-person.











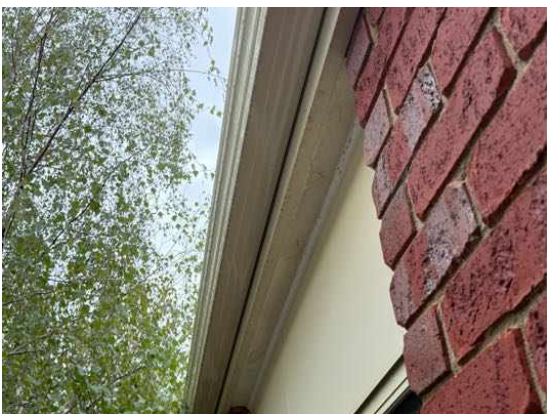
Defects 3.04

Building: Building 1
Location: All Areas > All Areas
Finding: Exterior window eaves soffits appeared to be damaged from suspected previous overwhelmed gutters
Information: The exterior window eaves soffits appeared to be damaged from suspected previous overwhelmed gutters. Window soffits to the right hand side rear areas of the home were observed to showing signs of water and moisture stains. This type of damage is highly suspected to have been as a result of the trees overhanging this area of the roof and filling the guttering with excessive leaf matter and debris causing the gutters and down-pipes to be overwhelmed during heavier rain periods. No definitive answer for

these moisture stains was confirmed on the day of the inspection, further investigation will be required.

Where moisture staining is evident, the primary requirement is to identify and rectify the source of the excessive moisture and or roof leak. The damage to the soffit sheeting in this area detracts from the appearance of the structure, as well as potentially compromising the structural integrity of the adjoining wall and roof areas. Where eaves show moderate to severe damage, remedial works are suspected to be required. Where water damage is suspected as being the underlying cause, appointment of a licensed builder, carpenter is recommended to identify the source of the water leak and repair any areas deemed to be necessary. This should happen in the short term future.







Defects 3.05

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Rear pergola roof was observed to be missing covering and aged and deteriorated
Information:	The rear pergola roof was observed to have been removed and now missing at the time of the inspection. Replacement of this roof covering is recommended to cover vulnerable roof members to wood rot and to promote some protection from the extreme weather conditions to this area. Failure to cover or re-new the roof covering may result in accelerated deterioration of other associated roof members on the pergola and associated building elements. A licensed builder and registered roofing plumber can be appointed to restore the roof covering to this area.





Defects 3.06

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Back pergola roof brackets and bolts to the pergola posts
Information:	Although some building elements may seem irrelevant or unnecessary at the time, all building elements play a key role in the operation and function of the overall structure and its performance as it ages. All the roof brackets and bolts adjoining posts to beams that are missing to this pergola roof structure should be installed, to ensure that when the roof structure ages and begins to deteriorate these roof brackets and bolts will keep these types of structures stable for longer.

Exposure to the exterior weather conditions it is likely to make exterior timber age and deteriorate at an accelerated rate. The appropriate and relevant tradespersons should be appointed, to install, maintain or replace the missing building elements or materials.



Defects 3.07

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Evidence of Vermin
Information:	Evidence of pests or rodents were present in the roof space at time of inspection. Rodents can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents and birds cannot enter the roof space as easily.



Defects 3.08

Building:	Building 1
Location:	Rear garage door > All Areas
Finding:	Damage to the back and bottom of the garage door
Information:	The back and bottom of the garage door was observed to show excessive moisture damage and appears to be swollen due to this moisture. This type of damage is suspected to be consistent with an un-sealed door. A qualified carpenter should be appointed to replace this door. The door should be then thoroughly sealed on the bottom especially and all other sides to prevent accelerated future moisture damage and deterioration.

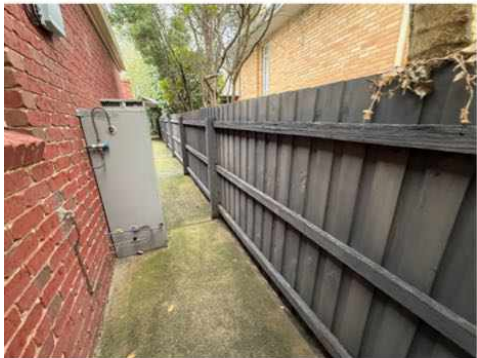






Defects 3.09

Building: Building 1
Location: All Areas > All Areas
Finding: Post and rail fences
Information: Post and rail fences showed damage and deterioration at the time of the inspection. This deterioration is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition. Left unmanaged, further deterioration is likely to develop further, necessitating in extensive repair or replacement areas of the timber fences, this will depend on the age and deterioration and or wood rot, further damage is suspected of occur. To maintain the condition of the external timber building elements, any affected areas should be substituted as soon as possible with pre-treated replacements. A qualified fencing contractor should be appointed to repair and replace post and rail fencing where deemed to be necessary.







Defects 3.10

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Wood rot
Information:	Wood rot is suspected to be affecting some minor areas on the rear pergola, post and rail fences and other building elements around the exterior areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. The frequent exposure to rain and extreme weather conditions also make many building elements susceptible to accelerated deterioration.

Early intervention and regular maintenance such as painting will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected building elements may then be a necessary step in protecting surrounding areas from such deterioration. A qualified carpenter or registered builder may also be required to replace affected building materials.









Defects 3.11

Building: Building 1
Location: All Areas > All Areas
Finding: Concrete driveway cracks
Information: Numerous cracks on the driveway were observed at the time of the inspection. Concrete cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials. Monitoring of all cracking should be conducted periodically. Contact a relevant tradespersons should cracks become trip hazards for occupants.



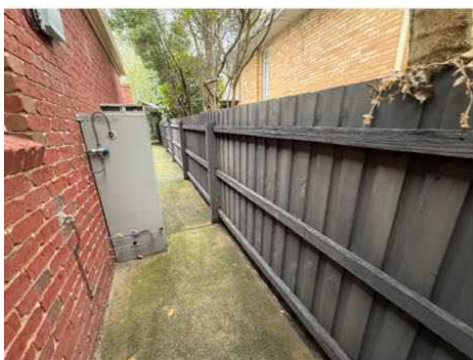


Defects 3.12

Building:	Building 1
Location:	All Areas > All Areas
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and may be or in the future create excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.





Defects 3.13

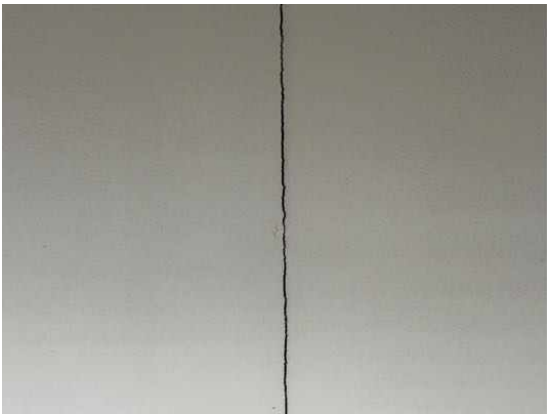
Building:	Building 1
Location:	Garage ceiling > All Areas
Finding:	Garage ceiling linings showed suspected previous excessive moisture damage and deterioration
Information:	At the time of the inspection the garage ceiling linings showed suspected previous excessive moisture damage and deterioration from suspected overwhelmed guttering and down-pipes due to trees overhanging filling gutters with excessive amounts of leaf matter and debris. The exterior roof showed the guttering to be reasonably clear of leaf matter and debris however gutters may have been overwhelmed at some time from excessive rain and extreme weather conditions, no other visible conclusive answer to where moisture stains and or leaks may be coming from.

It is recommended that the client firstly appoint a qualified arborist to remove as much overhanging trees and limbs away from the roof areas to prevent future overwhelmed gutters and down-pipes. Secondly a qualified gutter cleaning company to periodically clean and remove any leaf matter and debris from the gutters. It is unknown as to the time as to when this damage has occurred. It is very important that this type of defect get rectified in the short term future due to the development of mould and mildew within the plaster linings. The plaster linings will require total removal of any areas of the affected ceiling to ensure mould buildup does not occur. If left unmanaged secondary deterioration is likely to occur. The moisture to these areas may also have affected the roof structure and deteriorate adjoining building elements.

Poorly drained roof areas can and will lead to excessive damp and wet conditions to the adjoining areas which can lead to a range of secondary building defects. A licensed builder and or licensed roof plumber should be appointed to further investigate these areas for damage and deterioration. Where deemed to be necessary these areas will require an invasive inspection which may require removing roof tiles and the affected plaster linings for a more thorough look and assessment.









Defects 3.14

Building: Building 1
Location: Bathroom > All Areas
Finding: Bathroom towel rail
Information: Bathroom towel rails were observed to be loose and may require either renewal or maintenance to be good, this type of defects can be caused by substandard fitting and workmanship, poor fixings and sometimes cheaper fittings and fixtures used. A qualified carpenter should be appointed to repair or replace the affected towel rails, at the clients discretion.



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
- Registered Roofing Contractor

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

- In summary the home compared to others of a similar age the home appeared to be in a reasonable condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention, the roof tiles, gutters and down-pipes are the items that need the more urgent attention for immediate or short term future remedial works.

Upon inspection of the roof tiles, it was observed that numerous roof tiles have slipped down or have been dislodged from their original positions and have not been repositioned before the roof restoration was completed, this has shown very poor workmanship and poor trade practices. It is unknown if roof structures or other building elements show any damage or deterioration that may have been as a result of dislodged roof tiles. An invasive inspection is recommended to investigate for any repairs deemed to be required. This type of defect requires immediate attention and repair, before further damage and deterioration can occur.

Numerous roof tiles may slip over time due to a number of minor causes, including not placed correctly upon installation, not stuck down on the top of valley irons, flashings, roof tile chips and breakages, failings in the adjoining battens, or fixings that may have failed. In this case I suspect that tiles have just slipped or dislodged from the original positions overtime, these roof tiles when readjusted should receive some form of fixing to fix them down. Either by a good adhesive or a good quality silicon sealant. Roof tiles that have moved from their original position may allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements below these areas. Replacement of broken, loose or missing roofing tiles is also highly recommended immediately or in the short term future to prevent the development of any secondary defects overtime if left unmanaged. A roofing plumber or roof tiler should be appointed to complete such works as deemed to be necessary.

At the time of the inspection the garage ceiling linings showed suspected previous excessive moisture damage and deterioration from suspected overwhelmed guttering and down-pipes due to trees overhanging filling gutters with excessive amounts of leaf matter and debris. The exterior roof showed the guttering to be reasonably clear of leaf matter and debris however gutters may have been overwhelmed at some time from excessive rain and extreme weather conditions, no other visible conclusive answer to where moisture stains and or leaks may be coming from. It is recommended that

the client firstly appoint a qualified arborist to remove as much overhanging trees and limbs away from the roof areas to prevent future overwhelmed gutters and down-pipes. Secondly a qualified gutter cleaning company to periodically clean and remove any leaf matter and debris from the gutters. It is unknown as to the time as to when this damage has occurred. It is very important that this type of defect get rectified in the short term future due to the development of mould and mildew within the plaster linings. The plaster linings will require total removal of any areas of the affected ceiling to ensure mould buildup does not occur. If left unmanaged secondary deterioration is likely to occur. The moisture to these areas may also have affected the roof structure and deteriorate adjoining building elements. Poorly drained roof areas can and will lead to excessive damp and wet conditions to the adjoining areas which can lead to a range of secondary building defects. A licensed builder and or licensed roof plumber should be appointed to further investigate these areas for damage and deterioration. Where deemed to be necessary these areas will require an invasive inspection which may require removing roof tiles and the affected plaster linings for a more thorough look and assessment.

Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters. Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters get blocked from excessive leaf matter, water pooling is highly likely to occur more frequently, fast-tracking, rust and corrosion of the roof plumbing elements and making these areas even more susceptible to secondary defects. It is highly recommended that if at all possible, all overhanging tree branches be removed to prevent further damage. Such works can be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.























Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Smoke detectors and alarms
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get overlooked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Door stops
 Information: The door stops were mostly observed to be missing at the time of the inspection. When door stops are observed to be broken, missing or inadequate to stop the door

handle from damaging the wall, secondary damage is highly likely to occur. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

The installation of all of the door stops is recommended as soon as possible to prevent any subsequent damage to the wall plaster linings or associated structures. A qualified carpenter may be appointed to perform these works at client discretion.



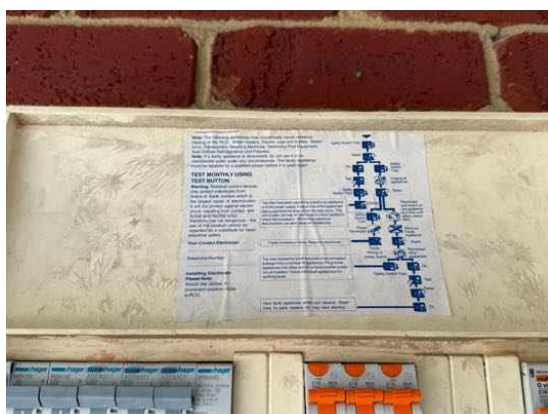
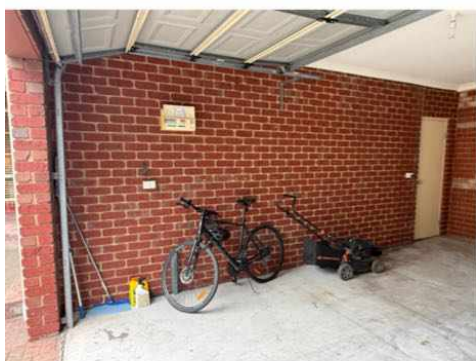
Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Recent painting
Information: At the time of the inspection, interior areas throughout the unit - home, were suspected to have been recently painted. Whilst all internal areas appeared complete and free of damage and defects and any damage, these areas could have been covered by the recent painting and any defects could potentially be missed. At the time of the inspection the interior paint work is considered to be in a very good condition, showing no visible signs of normal wear and tear. Any incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Termite Management System - no evidence of a chemical installation or durable notice
 Information: At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Evaporative air conditioner
 Information: Reporting on the Evaporative air conditioning unit, including as to whether they are working, is outside the Scope of this Report. Please note that this is highlighted as a recommendation only. It is recommended that the Evaporative air conditioning unit to

receive maintenance and servicing. Servicing of this unit will improve occupants well being and ensure good functionality and prolonged serviceability. If left unmaintained, Evaporative air conditioning unit may be or become a health hazard.

We suspect, based on our experience in the building industry, that Evaporative air conditioning unit get over looked and do not get any maintenance for long periods of time. The Evaporative air conditioning unit may therefore be in a, less than perfect condition, so we recommend that they always ensure that these areas be addressed prior to their use, this is to ensure home and occupant health and safety.

A air-conditioner serviceman should be appointed to assess the condition of the unit and to service and clean as deemed necessary, this is at the discretion of the client.



Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters. Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters get blocked from excessive leaf matter, water pooling is highly likely to occur more frequently, fast-tracking, rust and corrosion of the roof plumbing elements and making these areas even more susceptible to secondary defects

It is highly recommended that if at all possible, all overhanging tree branches be removed to prevent further damage. Such works can be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.





Noted Item

Building:	Building 1
Location:	Bathroom > All Areas
Finding:	Grout and sealant maintenance
Information:	It was observed that grout and sealant had been dislodged from the bottom of the tiled shower alcove in the bathrooms. These types of areas require thorough and frequent maintenance and cleaning to ensure water and moisture does not exit the shower and penetrate and of the tile substrate areas. It is also very important to the laundry and kitchen areas to ensure these areas remain watertight at all times. It is highly recommended that the client appoint a professional wall and floor tiler to provide remedial work to rectify the shower floor grout and sealant before any water

damage to the adjoining areas can occur.

Grout and sealant were observed to have been either deteriorated, dislodged or missing, in these types of wet areas if not rectified and maintained adequately it is highly likely that these areas will have accelerated damage and deterioration to the substrate as well as more serious secondary defects to the adjoining floor and wall structures. Regular maintenance and replacement of grout to any holes or damaged sealant 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.

Different materials on the walls and floor areas move at different rates, generally causing cracking to grout or sealant at these points. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building structures and materials. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur if left unmanaged. A sealant specialist or tiling contractor should be appointed to complete these works immediately or as soon as possible.



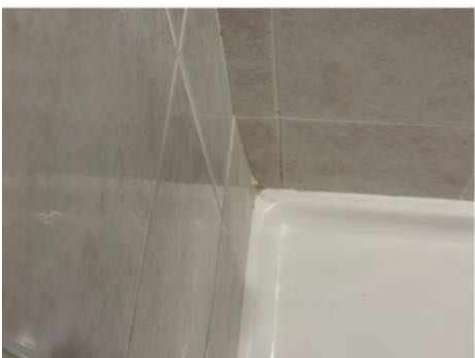
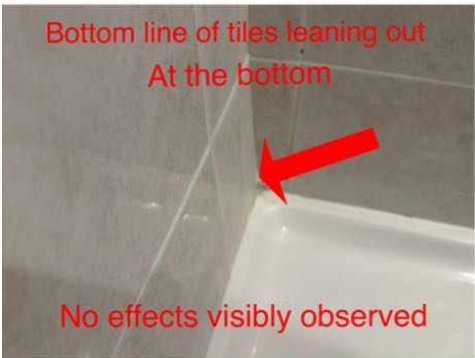












Definitions to help you better understand this report

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.