



Building Inspection Report

Inspection Date: Fri, 6 Mar 2026

Property Address: 25 Highfielde Ave, Berwick VIC 3806,
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: Fri, 6 Mar 2026

Modified Date: Mon, 9 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

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Client's Email Address:

Client's Phone Number:

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Company Contact Numbers: 0477 660 118

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete Stumps
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	South
Other Building Elements	Fence - Post and Rail Construction, Garage, Driveway, Pergola
Other Timber Bldg Elements	Doors, External Joinery, Internal Joinery, Door Frames, Architraves, Deck, Skirting Boards, Window Frames, Weatherboards
Roof	Timber Framed, Tiles, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Weatherboards
Weather	Fine

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - Part.
- Site - 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
- Debris in gutters
- Debris or rubbish
- Duct work
- External concrete or paving
- Decking
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Furniture
- Floor coverings
- Insulation
- Landscaping
- Solar Panels
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Vegetation
- Wallpaper or Wall Coverings
- Wall linings

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

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the

presence of obstructions have limited the scope of the inspection

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	All External Areas
Finding:	Cracking - External Concrete Paving and Driveway Damage Category 2 - Distinct (less than 3mm)
Information:	Distinct cracks were identified in external concrete paving and driveway. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

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

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.02

Building: Main Building
 Location: Driveway
 Finding: Minor Misalignment to Retaining Wall Timber Sleeper at Driveway Entrance
 Information:

At the time of the inspection, one section of the timber retaining wall sleeper located at the driveway entrance was observed to be slightly misaligned. The sleeper appears to have shifted from its original position, resulting in a small offset along the retaining wall line.

Minor movement of retaining wall sleepers can occur over time due to ground movement, vehicle loads, or deterioration of the fixings. If left unattended, the misalignment may worsen and could affect the stability and appearance of the retaining wall section.

It is recommended that a qualified carpenter or fencing contractor be engaged to inspect the affected sleeper and carry out the necessary rectification works, which may include realigning the sleeper and securing it properly to restore the structural integrity of the retaining wall.



Defects 3.03

Building: Main Building
 Location: Verandah

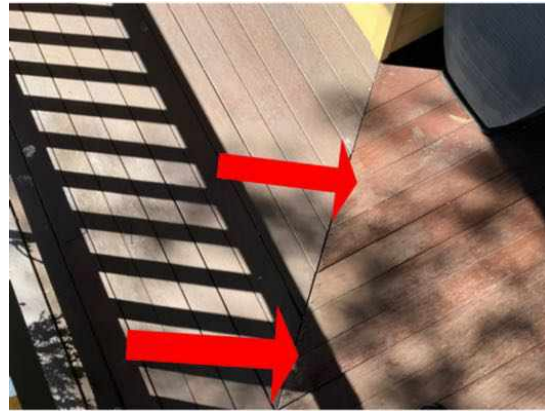
Finding: Localised Movement to Veranda Decking at Front Elevation

Information:

During the inspection, several sections of the timber decking at the front veranda were observed to exhibit noticeable movement or bounce underfoot when walked upon.

Movement of this nature may indicate that the decking boards or the supporting structural members beneath, such as joists or bearers, may be inadequately supported, loose, or potentially deteriorated. In some cases, this condition may also be associated with timber decay or failure of the supporting elements beneath the decking.

It is recommended that a licensed carpenter be engaged to further investigate the affected areas. This may involve lifting selected decking boards to inspect the underlying structural members and confirm whether adequate support is present. Any deteriorated timber, loose fixings, or insufficient structural support should be repaired, reinforced, or replaced as required to restore the stability of the veranda decking.



Defects 3.04

Building: Main Building

Location: All External Areas

Finding: AC Overflows - Not plumbed to suitable drainage

Information: Upon inspection, it was found that the AC overflow is not plumbed or connected to

suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area.

We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.



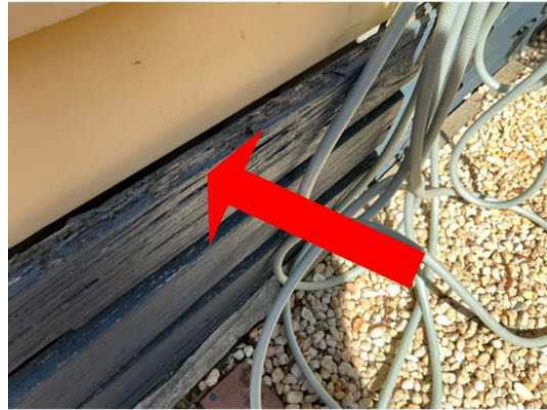
Defects 3.05

Building: Main Building
 Location: All External Areas
 Finding: Timber Rot to Plinth Boards Around the Dwelling
 Information:

Sections of the timber plinth boards around the perimeter of the dwelling were observed to be showing signs of timber rot and deterioration at the time of inspection.

Timber rot typically occurs when timber elements are exposed to prolonged moisture or weathering, which can lead to loss of structural integrity and progressive deterioration if left untreated. Decayed plinth boards may also create conducive conditions for timber pest activity.

It is recommended that a licensed carpenter be engaged to assess the condition of the affected plinth boards and replace any deteriorated sections as necessary. Any new timber installed should be appropriately treated and protected to minimise future moisture exposure and deterioration.

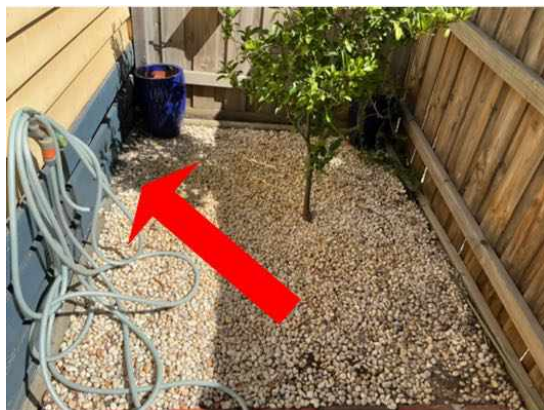


Defects 3.06

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate
Information:	The site drainage in the yards was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

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

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



Defects 3.07

Building: Main Building
 Location: Yard - Back
 Finding: Structural Cracking and Damage to Garden Retaining Wall
 Information:

Significant cracking and physical damage were observed to the rendered masonry retaining wall located in the backyard. A section of the wall has fractured and partially broken away, resulting in a visible separation and loss of structural continuity within the wall element.

Damage of this nature may indicate movement, impact damage, or structural distress within the retaining wall. If left unrectified, the affected section may continue to deteriorate and could compromise the ability of the wall to adequately retain the soil behind it.

It is recommended that a qualified landscaper, concreter, or builder experienced in retaining wall construction be engaged to assess the extent of the damage and undertake the necessary repairs. Rectification will likely involve removal and reconstruction or reinforcement of the affected section to restore the structural integrity of the retaining wall.



Defects 3.08

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower screen - Leaking
Information:	Leaking was evident to the ensuite's shower screen at the time of inspection. It is suspected that the leaking has occurred as a result of deteriorated or missing caulking to the shower or general ageing of the building elements.

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

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



Defects 3.09

Building:	Main Building
Location:	Walk-In Robe - Master
Finding:	Loose Door Handle

Information: Upon visual inspection, we found that the WIR door handle was slightly loose and exhibited some movement when operated from both the interior and exterior sides. This condition may worsen over time with continued use, potentially leading to difficulty in operating the door or further mechanical failure. We recommend that a licensed carpenter or handyman be engaged to tighten or adjust the door handle to ensure secure and reliable operation.



Defects 3.10

Building: Main Building
 Location: Laundry
 Finding: Laundry Tap Head Loose and Detaching
 Information:

At the time of the inspection, the tap head to the laundry tap was observed to be loose and prone to coming off during normal operation.

A loose or detached tap head may indicate worn or damaged internal components, including the retaining mechanism or threading.

It is recommended that a licensed plumber be engaged to inspect the laundry tap assembly and repair or replace the tap head as necessary to ensure the fixture operates properly and remains securely attached.



Defects 3.11

Building: Main Building

Location: Kitchen

Finding: Tap - Water hammer

Information: The kitchen tap shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. Water hammer is generally caused by factors that create high water pressure in the affected plumbing fixture, usually evidenced by a faint banging noise during operation of the affected tap.

Although water hammer is generally considered to be a minor defect, subsequent damage such as erosion of tap hardware and/or water damage to associated building elements is likely to occur if left unmanaged.

A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary. Please be advised that the appointment of a cabinet maker or qualified carpenter may be necessary if water damage to associated building elements has occurred.



Defects 3.12

Building: Main Building

Location: All Internal Areas
 Finding: Windows - Stiff to slide
 Information: Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

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

Replacement of window hardware or frame may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected windows.



Defects 3.13

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

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

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

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





Defects 3.14

Building:	Main Building
Location:	Bathroom 2
Finding:	Loose Door Handle
Information:	Upon visual inspection, we found that the 2nd bathroom's door handle was slightly loose and exhibited some movement when operated from both the interior and exterior sides. This condition may worsen over time with continued use, potentially leading to difficulty in operating the door or further mechanical failure. We recommend that a licensed carpenter or handyman be engaged to tighten or adjust the door handle to ensure secure and reliable operation.



Defects 3.15

Building:	Main Building
Location:	Toilet (WC)
Finding:	Toilet seat - loose
Information:	The toilet seat was found to be loose and shifting during use at the time of inspection. This defect likely developed due to wear and tear of the seat's fixing hardware. However, it may also be the result of improper installation or accidental impact.

If left unaddressed, the loose toilet seat could worsen, leading to potential damage to the mounting points or discomfort for users. In some cases, further instability may lead

to minor injuries or increased wear on the toilet bowl.

It is recommended that the toilet seat be properly refastened or replaced by a licensed plumber to ensure safe and stable use.



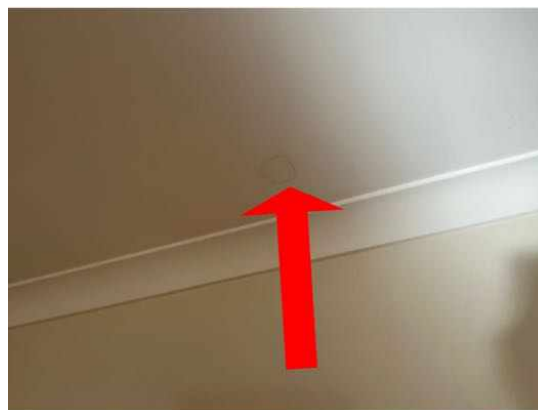
Defects 3.16

Building:	Main Building
Location:	Family Room
Finding:	Ceiling - Water stained
Information:	Water staining to ceiling linings in the family room 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 interior ceilings.

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 damaged structures is advised.

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



Defects 3.17

Building:	Main Building
Location:	Water tank
Finding:	Partially Blocked water tank inlet
Information:	The water tank inlet is currently partially blocked by an accumulation of grass, weeds, and rubbish. This obstruction hinders the proper flow of water into the tank, which can lead to reduced water capacity, contamination, and potential damage to the tank system. Immediate removal of the debris and regular maintenance are required to restore the water tank's functionality and prevent further issues.



Defects 3.18

Building:	Main Building
Location:	Pergola
Finding:	Brickwork expansion joint - Seal missing.
Information:	During the inspection, it was noted that the seal for the brickwork expansion joint is missing on pergola exterior walls. Expansion joints in brickwork are critical as they accommodate the natural movement of building materials caused by thermal expansion, contraction, and other environmental factors. The absence of a proper seal in these joints can lead to several issues: <ul style="list-style-type: none"> - Water Penetration: Without a seal, water can penetrate the expansion joint,

potentially leading to water damage within the wall cavity and interior spaces. This can result in dampness, mold growth, and deterioration of building materials.

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

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

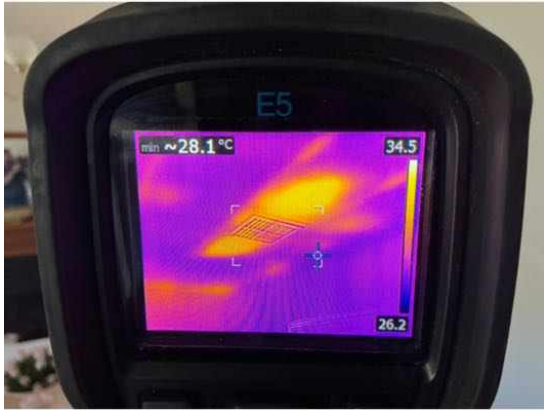
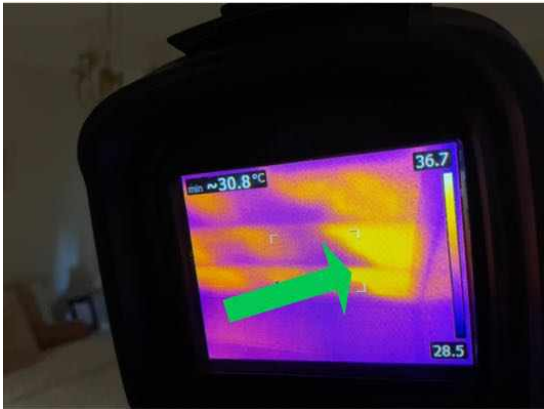


Defects 3.19

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

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

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





Defects 3.20

Building:	Main Building
Location:	Hallway 2
Finding:	Door - stiff to slide
Information:	The sliding door to rear bathroom hallway was difficult to operate at the time of inspection. This is likely due to damaged wheels which help the door to operate in a smooth fashion.

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

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

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



Defects 3.21

Building:	Main Building
Location:	Roof Void
Finding:	Bathroom Exhaust Fans Not Ducted to External Atmosphere
Information:	The exhaust fans installed in the bathrooms were observed to be discharging directly into the roof cavity rather than being ducted to the external atmosphere. This configuration does not comply with best practice ventilation standards, as it allows moist air to accumulate within the roof space.

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to insulation or other roof components over time.

It is recommended that a licensed ventilation specialist or electrician be engaged to install compliant ducting that vents the exhaust air to the outside of the building, in accordance with current building regulations and ventilation standards.





Defects 3.22

Building: Main Building
Location: All External Areas
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.







Defects 3.23

Building: Main Building
 Location: Cubby house
 Finding: Downpipe Discharging Directly onto Ground at Rear Cubby House
 Information:

The downpipe servicing the roof of the rear cubby house was observed to be discharging directly onto the surrounding soil and is not connected to an appropriate stormwater drainage point.

Downpipes should discharge into an approved stormwater drainage system to ensure that roof water is properly collected and directed away from the structure. Discharging stormwater directly onto the ground may lead to localized soil saturation, erosion, and potential moisture-related issues around the structure over time.

It is recommended that a licensed plumber be engaged to connect the downpipe to a suitable stormwater drainage point to ensure that rainwater is effectively collected and discharged away from the structure in accordance with standard drainage practices.



Defects 3.24

Building: Main Building
 Location: Cubby house
 Finding: Non-Compliant Construction and Timber Deterioration to Rear Cubby House

Information:

The rear cubby house structure was observed to be non-compliant in several respects at the time of inspection. Sections of the roof were noted to be lacking guttering, and the installed downpipe was not connected to an appropriate stormwater drainage point, instead discharging directly onto the surrounding ground. In addition, areas of timber rot were observed within parts of the internal timber framing.

Inadequate roof drainage and timber deterioration can contribute to accelerated weathering and ongoing structural deterioration of the structure over time. However, it is noted that the cubby house appears to be used primarily for storage purposes and should not be considered a habitable structure.

It is recommended that the owner consider engaging a qualified carpenter or handyman to assess the condition of the cubby house and undertake any necessary repairs or maintenance as required. This may include replacing deteriorated timber members and improving roof drainage provisions to help reduce further deterioration of the structure.



Defects 3.25

Building: Main Building
Location: Roof Exterior

Finding: Gutters - Partially Blocked

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

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

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

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



Defects 3.26

Building: Main Building

Location: Roof Exterior

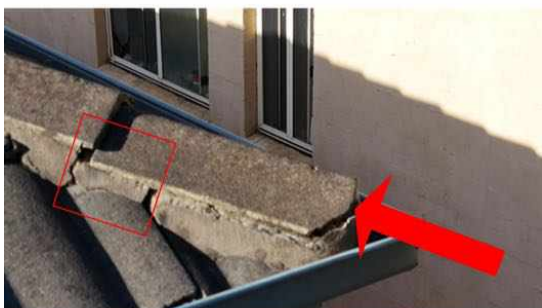
Finding: Roof tiles - Weathered

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.





Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

- Upon inspection, the 3-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified as listed in the body of this report that require urgent attention to prevent them from developing into more significant issues. It is crucial that these defects be addressed promptly to maintain the overall condition of the property.

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

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

Disclaimer

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

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

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

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

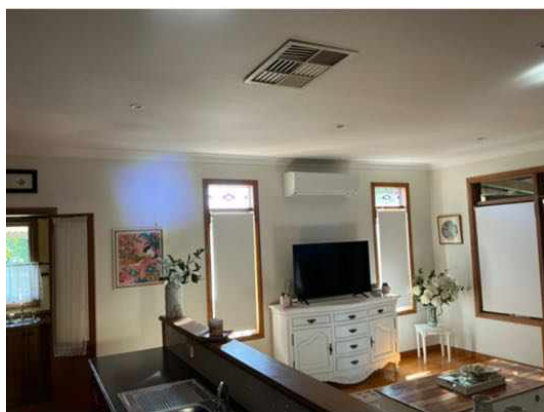
For further information, advice and clarification please contact Mohamed Khattab on: 0477 660 118

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

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



Noted Item

Building: Main Building

Location: Roof Void

Finding: Obstructions and Limitations - roof cavity

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



Noted Item

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



Definitions to help you better understand this report

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

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

Terms on which this report was prepared

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

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

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

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

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

RELIANCE AND DISCLOSURE

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

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

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

UNDETECTED DEFECT RISK RATING

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

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

IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

MOISTURE

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

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

MAINTENANCE OF THE PROPERTY

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

NO CERTIFICATION

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

RECTIFICATION COSTS

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