



## Building Inspection Report

Inspection Date: Thu, 12 Mar 2026

Property Address: 5 Dunoon Ct, Brighton East VIC 3187,  
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: Thu, 12 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 5 Dunoon Ct, Brighton East VIC 3187, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Vince Paterno Ph: 0498 110 155  
Email: Sandringham@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Sandringham)

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Company Address and Postcode: Mentone 3194

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Company Email: Sandringham@jimsbuildinginspections.com.au

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Company Contact Numbers: 0498 110 155

## Special conditions or instructions

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

The following apply: Not Applicable

## Section A Results of Inspection - summary

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

	Found	Not Found
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

## Section B General

### General description of the property

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Building Type	Residential
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Company or Strata title	No
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Floor	Brick Stumps or Piers
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Furnished	Furnished
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No. of bedrooms	4
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Occupied	Unoccupied
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Orientation	North
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Other Building Elements	Garage, Driveway
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Other Timber Bldg Elements	Architraves, Doors, Door Frames, Eaves, Skirting Boards, Floorboards, Window Frames
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Roof	Pitched, Tiled, Timber Framed
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Storeys	Single
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Walls	Full Brick
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Weather	Overcast
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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Interior

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:

- Subfloor due to lack of access.
- Ceiling Cavity - Part.

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

### Obstructions and Limitations

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

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Evidence of recently painted walls or ceilings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items, built in cabinetry, furniture and personal items obscured approximately 50% of every room.
- Rugs

- Subfloor was not able to be inspected - there was no access to this area.

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

### Undetected defect risk

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

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

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

## Section D Significant Items

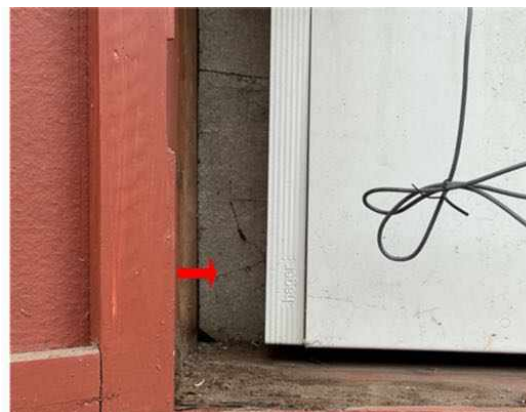
### Safety Hazard

#### Defects 1.01

Building:	Main Building
Location:	Electrical Switchboard backing and door
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



#### Defects 1.02

Building:	Main Building
Location:	Subfloor
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of

samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



### Defects 1.03

Building:	Main Building
Location:	Entry
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



## Defects 1.04

Building:	Main Building
Location:	Lounge Room
Finding:	Fireplace
Information:	It is beyond the scope of this inspection report to comment on fireplaces, we recommend a professional chimney sweep check the safety of this fireplace prior to use.



## Major Defect

No evidence was found

## Minor Defect

## Defects 3.01

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









Defects 3.02

Building:	Main Building
Location:	Windows
Finding:	External painting deteriorated
Information:	Much of the external paintwork including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re-paint. Metal windows are showing signs of rust and mayonnaise some maintenance.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



### Defects 3.03

Building:	Main Building
Location:	Exterior walls - right side
Finding:	External walls - Holes
Information:	Significant holes were identified around pipe penetrations in this wall section. It is suspected that the installation of this pipework was completed to a substandard level of workmanship or is incomplete.

Gaps and holes around pipework makes the area susceptible to insect and vermin ingress, as well as allowing water penetration to the cavity wall. As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if holes around the pipework are left unmanaged.

All excessive holes, gaps or cracks should be adequately filled by a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyman or licensed plumber.



### Defects 3.04

Building:	Main Building
Location:	Side Metal Windows
Finding:	Building element - Rusted or corroded
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected

surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



### Defects 3.05

Building:	Main Building
Location:	Timber Windows
Finding:	Windows - Wood rot
Information:	Wood rot was found to be affecting external windows. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.



### Defects 3.06

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

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

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



### Defects 3.07

Building:	Main Building
Location:	Fascias
Finding:	Fascias - Wood rot
Information:	Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some 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.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas. Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and

to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



### Defects 3.08

Building:	Main Building
Location:	Subfloor
Finding:	Subfloor - Lack of ventilation
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation. Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants).

The initial step in improving ventilation is to ensure that the subfloor area is free of any debris or stored items. Where ventilation is still inadequate, it is advised to ensure that all vents are clear of blockages, and additional vents may be installed.

The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow. Remedial works should be conducted as a matter of urgency to protect against the development of potentially harmful subfloor conditions.



### Defects 3.09

Building:	Main Building
Location:	All Areas
Finding:	Building element - Not operating
Information:	Most windows were found to be in operable at the time of inspection, these windows require a service in order to be brought back to for working order Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation.

Repair and/or replacement of the faulty building element is recommended. It is highly recommended that the relevant tradesperson be engaged to perform any necessary works.



### Defects 3.10

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

corrosion and deterioration if left unmanaged.



### Defects 3.11

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Reduced in volume
Information:	Insul-fluff is common in many older homes and is a loose form of insulation that is 'blown' into roof voids. While this type of insulation was considered effective at the time of installation, modern materials have surpassed it as the preferred insulator.

This type of insulation is susceptible to settling and reducing in volume, detracting from its effectiveness and resulting in an overall loss of energy within the household. Additionally, the reduction in volume has led to an uneven distribution of insulation within the ceiling void, further detracting from its effectiveness.

It is highly advised that this insulation be removed and replaced with a more appropriate material. This will ensure that the property is adequately insulated and will promote an increase in energy efficiency within the property. An insulation contractor should be appointed to provide further advice on replacement options and to perform works as necessary.





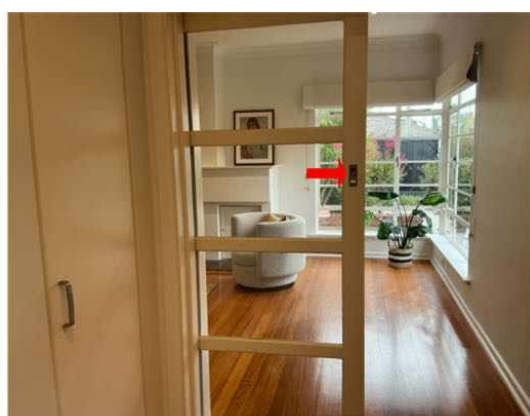
### Defects 3.12

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

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

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

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



### Defects 3.13

Building:	Main Building
Location:	Powder Room

**Finding:** Building element - Swollen

**Information:** Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. The formation and development of mould/fungi or mildew is also a likely consequence of excessive moisture, which may pose major respiratory issues for occupants, particularly the elderly, the very young and those with existing illnesses and could be potential health safety hazards. In these cases an appropriately qualified inspector/tester should also be contacted for advice and/or technical assistance.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major reparation works if prolonged.

Rectification of the cause of the water leak should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary, Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.



### Defects 3.14

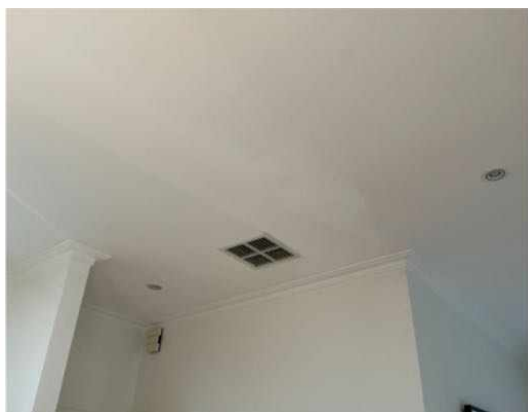
**Building:** Main Building

Location: Kitchen  
Finding: Paint finish - Substandard  
Information: The paint finish in this area was found to have been completed to a substandard level. Substandard painting is generally classified as an appearance defect. However, the substandard appearance may also be indicative of poor surface preparation and substandard workmanship.

If this applies, further areas of poor and incomplete finishes could develop over time. Furthermore, substandard paint finishes in areas exposed to moisture, e.g. external areas or wet areas, could lead to deterioration of underlying building materials.

Substandard paint finishes should be sanded back, filled, leveled and repainted, as applicable. Where inadequate paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.





### Defects 3.15

Building: Main Building  
Location: Skylights  
Finding: Insulation - Inadequate  
Information: Upon inspection of the roof void it was noted that there is a lack of adequate insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.



## Defects 3.16

Building:	Main Building
Location:	All Areas
Finding:	Building element - Damaged ( Skylight dome)
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



## Defects 3.17

Building:	Main Building
Location:	Yard - Back
Finding:	Perimeter Paving - Insufficient Fall
Information:	The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.



## 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
- Registered/Licensed Builder

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

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

- On inspection, some minor defects and maintenance items were found as listed in the report. Please use this report as a maintenance list to rectify the defects found.

Please be aware that without attention, some minor defects may become major defects.

There was no access to the subfloor at the time of inspection therefore the type of subfloor construction and condition could not be ascertained.

There was no evidence of a previous termite treatment, we recommend a preventative timber pest treatment to all Properties of this construction method.

Please read the report in full and contact me with any questions.

For further information, advice and clarification please contact Vince Paterno on: 0498 110 155

## Section D Significant Items

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

#### Noted Item

Building: Main Building  
Location: Roof  
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.







**Noted Item**

Building: Main Building

Location: All Areas

Finding: Terracotta pipes

Information: Terracotta drainage pipes (sometimes referred to as clay or vitrified clay pipes) have been used for many many years. The use of clay drainage pipes dates back to the Romans, who used the clay pipe system as it was easy to manufacture, straightforward to lay and, for the most part, reliable. However, due to the rigid and

brittle nature of clay or terracotta pipes problems can begin to occur over time. Even if they're functioning fine now, clay pipes will need replacing eventually.

The average lifespan of a clay pipe sewer system is 60 years — which means an upgrade is decades overdue for many homes. For your peace of mind you may wish to have your sewer pipes inspected and replaced before a major problem occurs





### Noted Item

Building: Main Building  
 Location: Electrical Switchboard  
 Finding: Termite Management System - no evidence of a chemical installation  
 Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller 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: Main Building  
 Location: Subfloor

Finding: Subfloor access limitations  
Information: No access to the subfloor was present due to facts including but not limited to access hatch size or placement, for this reason access to the subfloor was no possible



**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: A laser level was used to check floor levels and they were found to be within tolerance.

Additional photos are provided for your general reference





**Noted Item**

Building: Main Building  
 Location: Appliances  
 Finding: Warranty - Expired  
 Information: Where appliances are beyond their warranty period, the owner should be prepared to meet the cost of replacement or repair of the item at any time. The operation of the appliance can not be guaranteed and further inspection by an appropriately qualified tradesperson may be required.



### Noted Item

Building: Main Building  
 Location: Kitchen  
 Finding: Building element - Not operating igniter to stove top  
 Information: Non-operational items should be addressed to ensure that the full function of the building structure is available. Where some building elements are not operating as intended, it is possible that secondary building defects could arise due to their non-operation.

Repair and/or replacement of the faulty building element is recommended. It is highly recommended that the relevant tradesperson be engaged to perform any necessary works.



### Noted Item

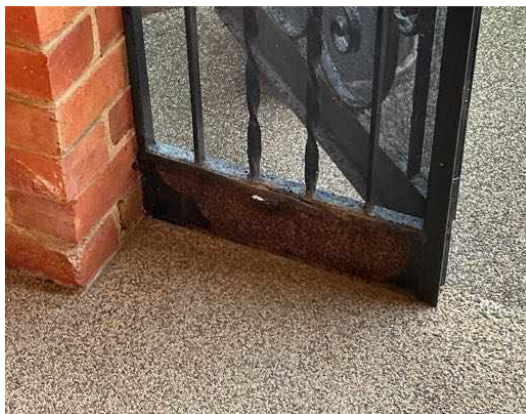
Building:	Main Building
Location:	Entry
Finding:	Building element - Rusted or corroded
Information:	This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.





### Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Asbestos - Suspected ACM Identified on Site
Information:	Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



### Noted Item

Building:	Main Building
Location:	Roof
Finding:	Additional Photos

Information: Additional photos are provided for your general reference





## Definitions to help you better understand this report

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

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

## Terms on which this report was prepared

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

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

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

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

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

### RELIANCE AND DISCLOSURE

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

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

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

### UNDETECTED DEFECT RISK RATING

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

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

### IMPORTANT SAFETY INFORMATION:

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

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

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

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

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

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

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

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

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

## MOISTURE

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

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

## MAINTENANCE OF THE PROPERTY

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

## **NO CERTIFICATION**

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

## **RECTIFICATION COSTS**

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