



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Tue, 17 Feb 2026

Property Address: 6 Milparinka Way, 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: Tue, 17 Feb 2026

Modified Date: Wed, 18 Feb 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 6 Milparinka Way, Berwick VIC 3806, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mohamed Khattab Ph: 0477 660 118
Email: Berwick@jimbuildinginspections.com.au

Engineers Australia 10472010

Company Name: Jim's Building Inspections (Berwick)

Company Address and Postcode: Pakenham 3187

Company Email: Berwick@jimbuildinginspections.com.au

Company Contact Numbers: 0477 660 118

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	South West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Retaining Walls
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Window Frames, External Joinery, Doors, Door Frames, Architraves
Roof	Pitched, Timber Framed, Tiles
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

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

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

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

Inaccessible Areas

The following areas were inaccessible:

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

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

Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment

- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Duct work
- External concrete or paving
- Evidence of recently painted walls or ceilings
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Rugs
- Stored items
- 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:	Garage
Finding:	Noticeable cracks in concrete slab of the the garage floor
Information:	During the inspection, multiple noticeable cracks were identified in the concrete slab of the garage floor. These cracks vary in size and location, which may indicate underlying movement or stress within the slab. While they do not currently appear to significantly impact the structural integrity, their presence suggests potential early-stage deterioration.

It is recommended that the cracks be monitored closely over the next 12 months. If any of the cracks widen or worsen during this period, it is critical to engage a structural engineer immediately to assess the situation and recommend appropriate rectification measures to prevent further damage and ensure the long-term stability of the structure.





Defects 3.02

Building: Main Building

Location: All Areas

Finding: Brickwork expansion joint - Seal missing.

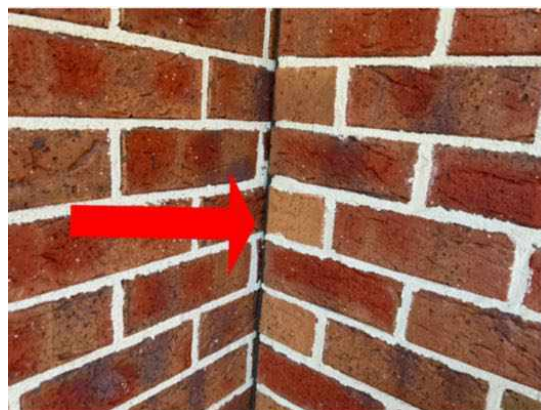
Information: During the inspection, it was noted that the seal for the brickwork expansion joint is missing on all exterior walls. Expansion joints in brickwork are critical as they accommodate the natural movement of building materials caused by thermal expansion, contraction, and other environmental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

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

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

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





Defects 3.03

Building:	Main Building
Location:	Garage
Finding:	Ceiling sagging - garage
Information:	Sections of the ceiling were found to be slightly sagging at the time of inspection. Sagging in the fixed ceiling structure generally indicates that the building materials have swollen due to contact with water or that fixings (e.g., nails or glue) have become loose and require reattachment. This is a very common defect in garages due to their lack of insulation and susceptibility to moisture. Condensation builds up in the roof and rests on the plasterboard, softening it somewhat, which makes it more likely to sag and release from its fixing points.

Where sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues causing surfaces to warp, twist, or sag. Where sagging appears to be major, the appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

While damage is minimal at this stage, a licensed plasterboard contractor should be appointed to repair the ceiling. Insulating the area could be considered by the client once repaired.



Defects 3.04

Building: Main Building
 Location: All External Areas
 Finding: Minor Leakage to Downpipes
 Information:

Several downpipes around the dwelling were observed to exhibit signs of minor leakage, with visible moisture staining and residue present to the pipe surfaces and adjacent areas.

Leaking downpipes may indicate loose joints, deteriorated seals, or minor connection defects. Ongoing leakage may result in localised moisture accumulation near wall bases and footings, which may contribute to surface deterioration and create conducive conditions for timber pest activity.

It is recommended that a licensed plumber inspect the affected downpipes, reseal or repair defective joints as required, and ensure that the stormwater drainage system is functioning effectively and discharging water correctly into the connected stormwater system.





Defects 3.05

Building:	Main Building
Location:	All External Areas
Finding:	Cracking - External Concrete Paving Damage Category 3 - Wide Cracks (2mm - 4mm)
Information:	Wide cracks were identified in external concrete paving Wide cracks are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged.

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. Wide cracks may also have a more significant structural cause, such as subsidence of soils.

Where the crack is located adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.



Defects 3.06

Building: Main Building
 Location: Retaining walls
 Finding: Deterioration to Retaining Walls
 Information:

The retaining walls surrounding the dwelling were observed to show signs of deterioration and moisture staining. Sections of the walls appear to be slightly out of alignment and no longer perfectly vertical.

Deterioration and movement to retaining walls may be associated with prolonged moisture exposure, inadequate drainage, or soil pressure over time. If movement progresses, it may lead to further displacement, cracking, or potential structural instability of the retaining system.

It is recommended that a qualified landscaper or retaining walls contractor inspect the retaining walls to assess their condition and structural adequacy. Any defective sections should be repaired, reinforced, or reconstructed as required, and appropriate drainage provisions should be ensured to prevent further moisture-related deterioration and movement.



Defects 3.07

Building: Main Building
Location: Yard - Side
Finding: Uneven Concrete Paving to Side Yard
Information:

Sections of the concrete paving within the side yard were observed to have shifted and settled unevenly. Differential movement has resulted in height variation between adjoining slabs, creating a potential trip hazard.

Concrete movement may occur due to ground settlement, inadequate subgrade preparation, moisture variation within the soil, or tree root activity. If left unrectified, further displacement may occur, increasing safety risks and potential liability concerns.

It is recommended that a qualified concreter assess the affected paving areas. Uneven sections should be lifted and re-levelled on a properly compacted base, or removed and re-poured as required to eliminate trip hazards and restore a safe, even walking surface.



Defects 3.08

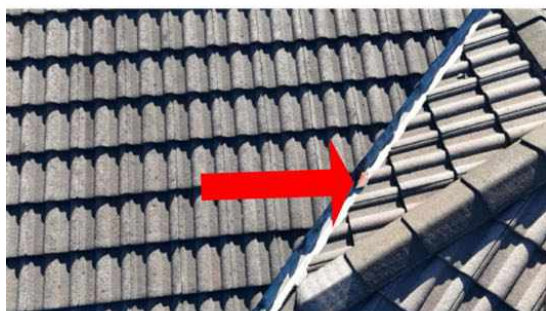
Building: Main Building
Location: Roof Exterior
Finding: Roof tiles - Weathered

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.







Defects 3.09

Building:	Main Building
Location:	Yard - Side
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

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

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



Defects 3.10

Building:	Main Building
Location:	All External areas
Finding:	Site drainage - Inadequate
Information:	The site drainage in sections of 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 3.11

Building:	Main Building
Location:	Yard - Back
Finding:	Trees in close proximity to the building
Information:	Upon visual inspection, A tree was observed to be in close proximity to the perimeter of the house at the rear elevation. Trees situated close to the house can attract termites, which may lead to further issues with timber elements.

It is recommended that a an arborist assess the condition of the trees and their potential impact on the property. Regular monitoring of the trees, including their roots and potential for attracting pests, is advised to ensure they do not compromise the integrity of the house and surrounding features.



Defects 3.12

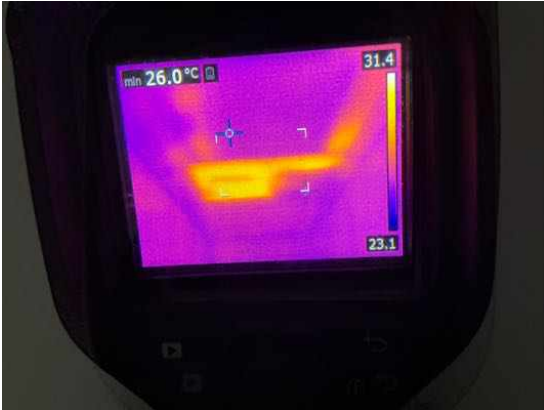
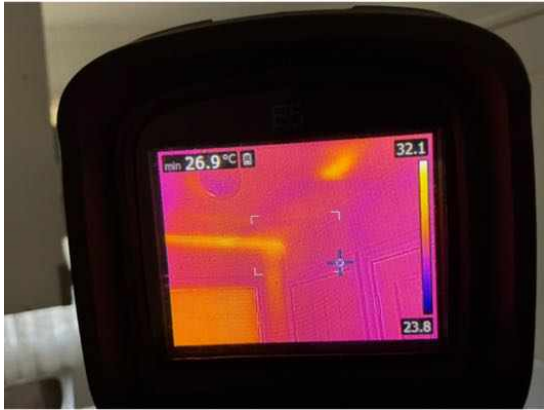
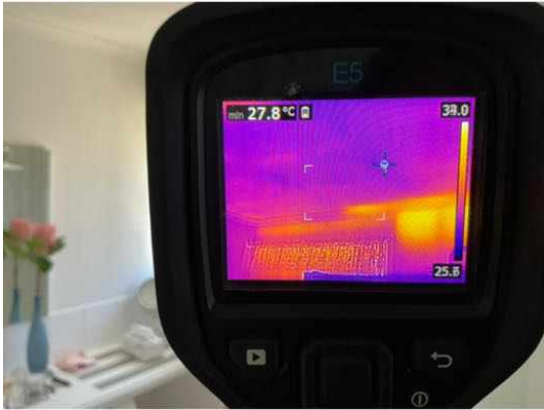
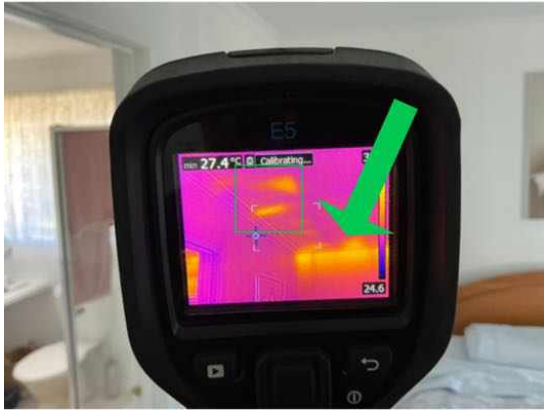
Building:	Main Building
Location:	All Internal Areas
Finding:	Inconsistent Thermal Performance to Ceiling Areas – Suspected Insulation Deficiencies
Information:	Thermal imaging conducted to internal ceiling areas at the time of inspection identified inconsistent heat patterns, which are indicative of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

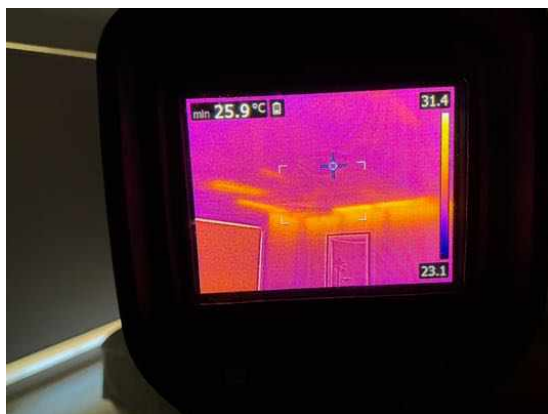
missing, displaced, or insufficient insulation above the ceiling linings.

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 3.13

Building:	Main Building
Location:	Ensuite
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 3.14

Building: Main Building
 Location: Kitchen
 Finding: Inoperative Ignition to Kitchen Burner
 Information:

The right-hand side kitchen cooktop burner was observed not to ignite using the automatic ignition function at the time of inspection. The burner was able to be manually ignited using an external lighter; however, the built-in ignition mechanism did not operate as intended.

A non-functioning ignition system may be due to a faulty igniter, wiring issue, moisture contamination, or internal component failure. Continued manual ignition is not ideal and may pose inconvenience or minor safety concerns if not properly managed.

It is recommended that a qualified gas appliance technician inspect the cooktop ignition system, diagnose the fault, and repair or replace defective components as required to restore proper automatic ignition functionality.



Defects 3.15

Building: Main Building

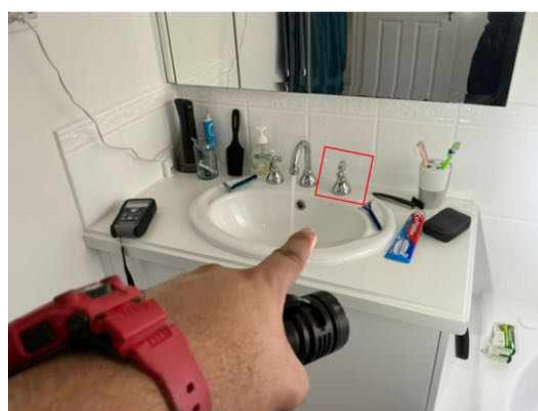
Location: Bathroom 2

Finding: Taps - Water hammer

Information: The sink and shower taps show 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 3.16

Building:	Main Building
Location:	Bedroom 2
Finding:	Cracking - Damage Category 1 - Fine (up to 1mm)
Information:	Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.





Defects 3.17

Building: Main Building

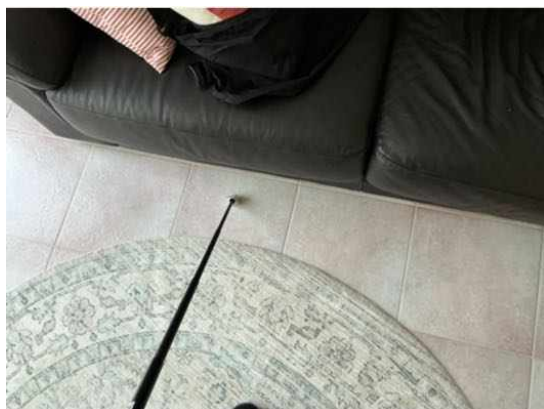
Location: Family Room

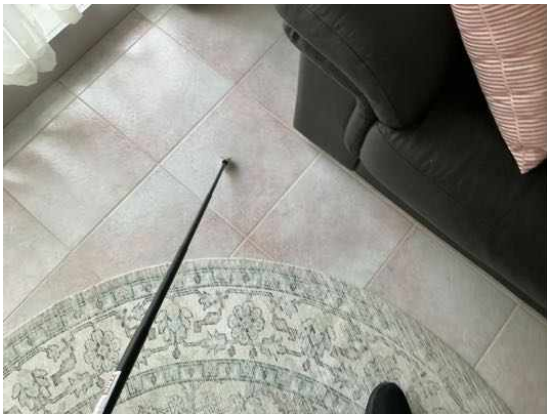
Finding: Tiles - Drummy

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

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

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







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 5-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance-related defects were identified throughout the property, as detailed in the body of this report. These issues require timely attention to prevent them from developing into more significant and costly problems if left unresolved.

The client should engage the appropriate qualified tradespeople, as outlined in the individual defect statements within this report, to complete all rectification works without delay. Even minor defects, if left unaddressed, have the potential to escalate into major defects.

Several obstructions and limitations were present during the inspection, which restricted access to certain areas and limited visibility. These constraints prevented a fully comprehensive assessment of the property. The client is advised to remove these obstructions and arrange a follow-up inspection to ensure all areas can be thoroughly assessed.

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

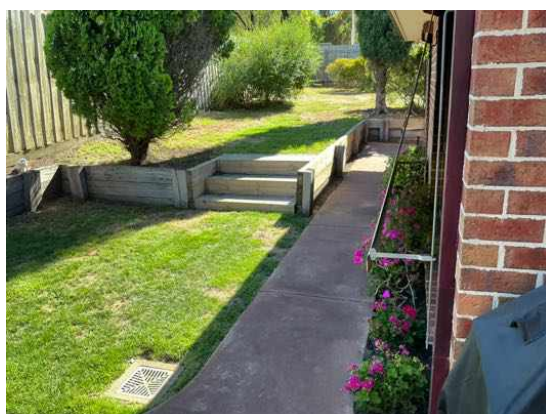
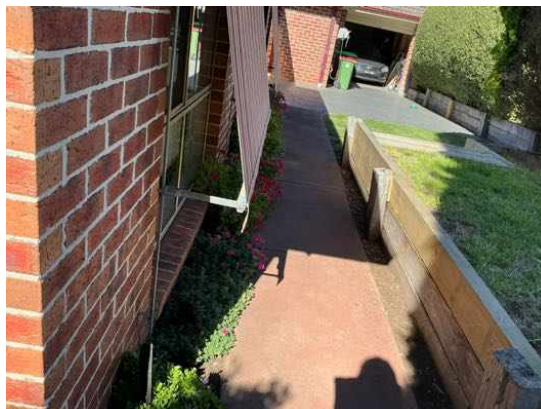
Building: Main Building
 Location: All Internal Areas
 Finding: Obstructions and Limitations - Interior
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the internal areas of the property at the time of inspection. These obstructions 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:	photographs illustrate the obstructions and limitations that impeded the inspection of the roof cavity area of the property at the time of inspection. The access hole was particularly small, measuring approximately 35cm, which is below the minimum size required by Australian Standard AS4349.1. Such obstructions can conceal a range of defects and should be removed to allow a 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.