



# Building Inspection Report

Inspection Date: Mon, 23 Feb 2026

Property Address: 12 Broomhill Ave, Blackburn VIC 3130,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Mon, 23 Feb 2026

Modified Date: Tue, 24 Feb 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: 12 Broomhill Ave, Blackburn VIC 3130, Australia

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Client's Email Address:

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Client's Phone Number:

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

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Engineers Australia 10472010

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Company Name: Jim's Building Inspections (Berwick)

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Company Address and Postcode: Pakenham 3187

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Company Email: Berwick@jimbuildinginspections.com.au

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

### Overall Condition

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

## Section B General

### General description of the property

Building Type	Residential, Townhouse
Company or Strata title	Unknown
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	North West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage, Water Tanks
Other Timber Bldg Elements	Skirting Boards, Stair Railing, Staircase, Window Frames, Internal Joinery, External Joinery, Doors, Door Frames, Architraves
Roof	Timber Framed, Pitched, Tiles
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Rendered
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.

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

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Site - Part.
- Wall exterior due to obstructions.
- External cladding - 1st floor due to height limitations

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
- Ceiling linings
- Debris in gutters
- Decking
- Duct work
- Evidence of recently painted walls or ceilings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Wall linings
- Wallpaper or Wall Coverings
- Roof framing - not trafficable

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: Hallway  
Finding: Substandard Plaster Finish Around Security Camera Penetration  
Information:

The plasterboard ceiling finish around the security camera wiring penetration is of poor workmanship. The cable entry point has been roughly cut, leaving an oversized and irregular opening with visible damage to the surrounding plasterboard and unfinished edges. The penetration has not been neatly trimmed, sealed, or properly finished to an acceptable standard.

This condition is indicative of substandard workmanship and does not meet the expected finish quality for a completed residential dwelling. Unsealed penetrations may also allow air leakage, dust ingress, and potential pest entry, and detract from the overall aesthetic presentation of the ceiling.

A qualified plasterer or carpenter should properly repair the affected area by trimming and reinstating the plasterboard as required, neatly sealing the cable penetration with an appropriate grommet or escutcheon plate, setting, sanding, and repainting to achieve a uniform and professional finish consistent with surrounding surfaces.



## Defects 3.02

Building: Main Building  
 Location: Laundry  
 Finding: Minor Surface Corrosion to Cabinet Hinge – Laundry  
 Information:

Minor surface rusting was observed to one hinge within the laundry cabinetry at the time of inspection. The corrosion appears localised to a single hinge and is currently superficial in nature, with no immediate impact noted to the operation of the cupboard door.

While the condition is not considered significant at present, untreated corrosion may progressively deteriorate the hinge over time, potentially leading to reduced functionality or premature failure of the hardware, particularly in moisture-prone areas such as laundries.

It is recommended that the affected hinge be treated to remove surface corrosion and protected with an appropriate anti-corrosive product, or alternatively replaced with a suitable corrosion-resistant hinge by a qualified handyman or cabinetmaker to ensure long-term durability and proper operation.



## Defects 3.03

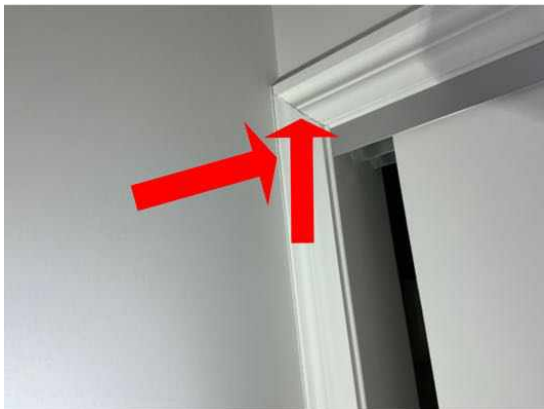
Building: Main Building  
 Location: All Internal Areas  
 Finding: Minor Shrinkage and Settlement Cracking – Internal Finishes  
 Information:

Minor cracking and small separations were observed around selected door frames, window frames, window sills, skirting boards, and to sections of plasterboard walls including areas adjacent to the staircase. The cracks are narrow and consistent with typical shrinkage and minor settlement movement commonly experienced in residential dwellings over time.

The observed cracking appears cosmetic in nature and is not considered structural at

the time of inspection. Such cracking is generally attributable to normal building movement, material shrinkage, and minor ground movement, particularly during seasonal moisture changes.

If considered unsightly, a qualified handyman or painter can undertake cosmetic rectification works including filling, sanding, and repainting to restore a uniform finish. Ongoing monitoring is recommended, and if cracking widens significantly or becomes progressive, further assessment by a suitably qualified building practitioner would be advised.





### Defects 3.04

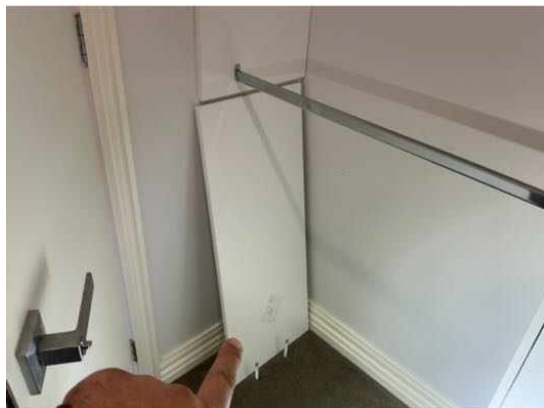
Building: Main Building  
 Location: Walk-In Robe - Master  
 Finding: Detached Shelf – Walk-In Robe Joinery  
 Information:

The bottom shelf within the walk-in robe cabinetry was found to be detached from its fixings and not securely installed at the time of inspection. The shelf was observed leaning against the wall rather than being properly supported within the joinery unit.

This condition indicates incomplete installation or failure of the original fixings. In its current state, the shelf is non-functional and may present a minor safety risk if it falls or is incorrectly reinstalled. The defect affects the usability and finish quality of the

cabinetry.

A qualified cabinetmaker should attend to refix or reinstall the shelf using appropriate brackets, supports, and fixings to ensure it is securely installed, level, and capable of supporting intended loads in accordance with acceptable trade standards.



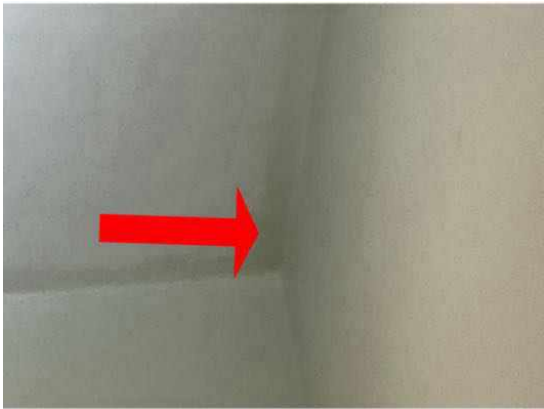
### Defects 3.05

Building: Main Building  
 Location: All Internal Areas  
 Finding: Ceiling Paint Discolouration at Perimeter Edges  
 Information:

Multiple areas to the internal ceilings, particularly at the downstairs level, exhibited visible paint discolouration and inconsistent finish along the ceiling perimeter edges. The affected areas appear patchy and uneven in tone compared to adjacent surfaces. Non-invasive moisture testing was undertaken at the time of inspection and returned normal readings, with no evidence of elevated moisture detected.

Based on the visual presentation and moisture results, the condition is considered most likely attributable to paint overspray or inconsistent application during the painting process rather than active moisture ingress. While this issue appears cosmetic in nature, it detracts from the overall finish quality and presentation of the dwelling.

For rectification, a qualified painter should prepare the affected areas by lightly sanding as required and applying appropriate primer and finish coats to achieve a smooth, consistent, and uniform finish in line with acceptable industry standards.



**Defects 3.06**

Building: Main Building  
 Location: Ensuite - Master  
 Finding: Glass Shower Door Misalignment – Master Ensuite  
 Information:

The frameless glass shower door to the master ensuite was observed to be misaligned, with excessive friction occurring between the bottom edge of the door (including the water seal strip) and the finished floor surface. The door is difficult to open and close smoothly, and noticeable resistance is present during operation.

Continued friction of the glass panel against the floor surface may place undue stress on the glass and associated hardware, increasing the risk of premature wear, hinge

failure, or in a worst-case scenario, cracking or shattering of the glass panel. The condition presents both a functional and potential safety concern.

A qualified shower screen installer or bathroom specialist should be engaged without delay to properly realign and adjust the shower door, including hinges and clearances, to ensure safe, smooth operation with adequate clearance above the finished floor level.



### Defects 3.07

Building:	Main Building
Location:	Ensuite - Master
Finding:	Shower screen - Leaking
Information:	Leaking was evident to the downstairs master 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.



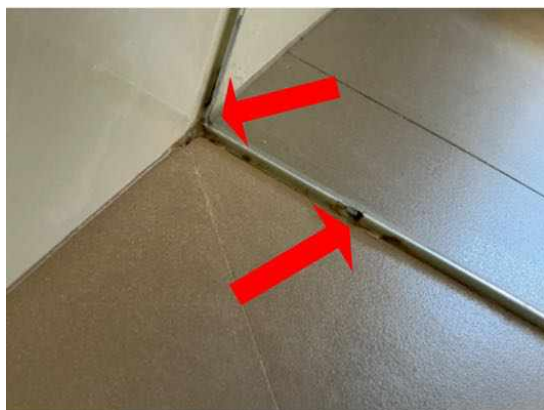
### Defects 3.08

Building: Main Building  
 Location: General bathroom upstairs  
 Finding: Deteriorated Sealant – Upstairs General Bathroom Shower  
 Information:

The silicone sealant to the base of the shower screen in the upstairs general bathroom was observed to be deteriorating, with minor mould growth visible in sections. The sealant appears aged and is beginning to lose its integrity in localized areas.

Deteriorated or mould-affected sealant may compromise the watertightness of the shower enclosure over time, potentially allowing water to penetrate adjacent floor or wall junctions, which can lead to concealed moisture damage if not addressed.

It is recommended that the existing sealant be carefully removed and replaced with new, mould-resistant sanitary-grade silicone by a qualified handyman or bathroom maintenance specialist to ensure the shower enclosure remains properly sealed and watertight.



### Defects 3.09

Building:	Main Building
Location:	General bathroom upstairs
Finding:	Shower screen - Leaking
Information:	Leaking was evident to the upstairs general 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 3.10

Building:	Main Building
Location:	General bathroom upstairs
Finding:	Glass Shower Door Misalignment – Upstairs General Bathroom

Information: The glass shower door to the upstairs general bathroom was similarly found to be misaligned, with the lower edge of the door and water seal strip rubbing against the finished floor surface. The door does not operate freely and requires force to open and close.

This ongoing friction may cause stress to the glass panel and hardware components over time, potentially leading to glass damage, hinge deterioration, or safety risks if left unaddressed. Proper clearance should be maintained to prevent contact between the glass and floor finishes.

A qualified shower screen installer or bathroom specialist should attend to adjust and realign the door assembly to ensure correct positioning, adequate floor clearance, and safe, unobstructed operation.



### Defects 3.11

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 3.12

Building:	Main Building
Location:	All External Areas
Finding:	Water Staining to Downpipe Joints – Front and Rear Elevations
Information:	

Water staining was observed to the lower joints of one downpipe at the front elevation and one downpipe at the rear elevation. Discolouration and residue were visible around the connection points near the base of the pipes.

Such staining may indicate minor leakage at the downpipe joints, particularly during periods of heavy rainfall when water flow is increased. If left unaddressed, ongoing leakage may contribute to moisture accumulation around the base of the wall or footing area, potentially leading to deterioration of adjacent building elements over time.

It is recommended that a licensed plumber inspect the affected downpipes and reseal, refit, or replace the relevant joints as required to ensure they are watertight and functioning correctly, thereby preventing further water discharge at the base connections.



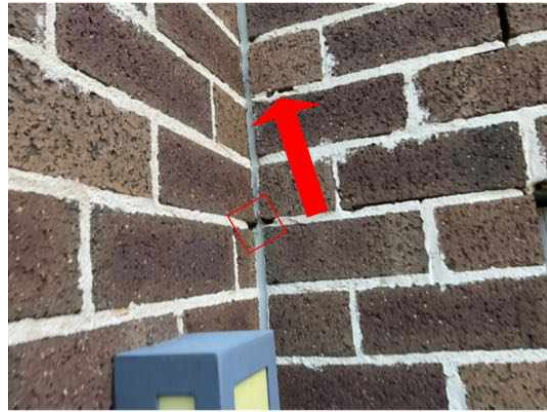
### Defects 3.13

Building:	Main Building
Location:	All External Areas
Finding:	Brickwork - Deteriorated mortar
Information:	Mortar, or 'bedding', is the material which fills joints and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural

defects have become evident, consultation with a structural engineer may be required.



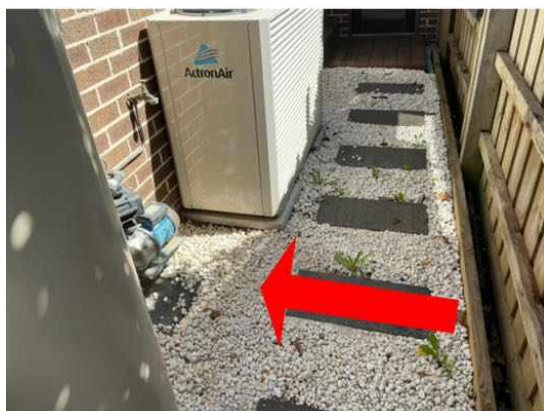
### Defects 3.14

Building:	Main Building
Location:	All External Areas
Finding:	Site drainage - Inadequate
Information:	The site drainage in sections of the backyard and sideyard were 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.

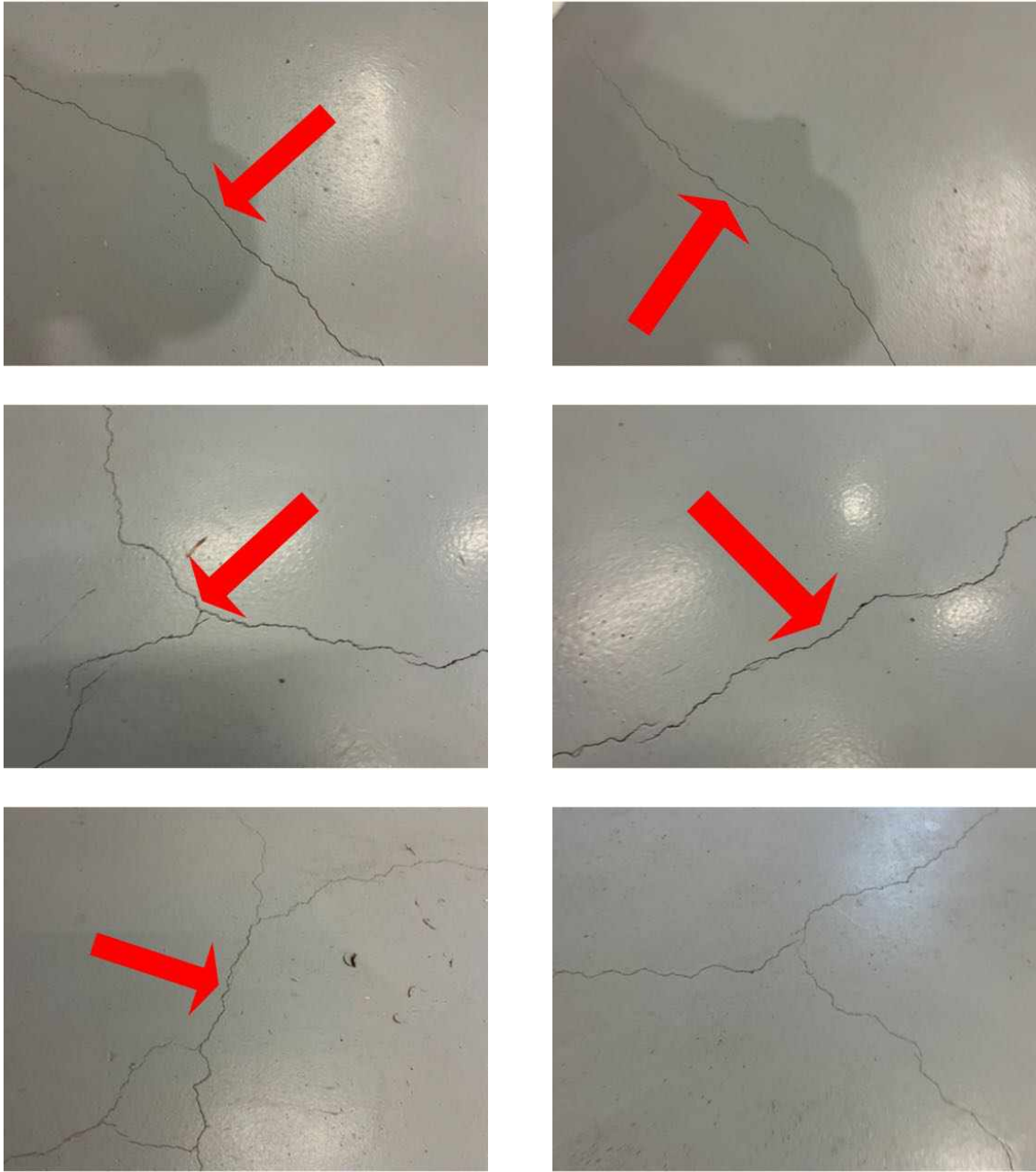


### Defects 3.15

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 3.16**

Building: Main Building  
Location: Gutters  
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 3.17

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Broken
Information:	Upon inspection of the exterior roof covering, broken roofing tiles were identified. Broken and friable roof tiles are generally the result of ageing and weathering of what is essentially a porous material.

If left to further deteriorate, broken and brittle roof tiles are likely to lead to water penetration via the roof into the ceiling space, causing secondary damage to ceiling linings, insulation and roof structures. Broken roof tiles are also likely to detract from the effectiveness of the roof drainage system, creating potential for secondary damage to the exterior roof covering and roof plumbing.

Replacement of broken tiles is required and should be performed by a roofing contractor as soon as possible.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements

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

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

- Upon inspection, the four-bedroom dwelling was found to be in fair condition relative to other buildings of a similar age. However, multiple maintenance defects were identified throughout the property, as detailed within this report, and these require timely attention to prevent further deterioration or the development of more substantial issues. Prompt repair and maintenance will assist in preserving the overall condition and performance of the dwelling.

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 inspection limitations were present at the time of assessment, restricting access and visibility in certain areas. These limitations affected the ability to conduct a fully comprehensive inspection. The client is advised to remove these obstructions and arrange a follow-up inspection to ensure that all areas of the property 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:	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.



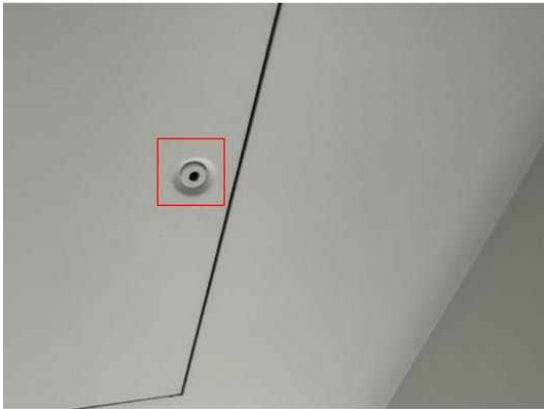
### Noted Item

Building: Main Building  
 Location: Laundry  
 Finding: Damaged Manhole Latch – Laundry Ceiling (Subfloor Void Not Inspected)  
 Information:

The manhole access located to the downstairs ceiling area (laundry) was found to have a damaged latch mechanism. The slotted latch designed to be operated using a screwdriver was deformed and would not properly engage with standard tools, preventing the panel from being opened at the time of inspection. The upstairs manhole access was inspected and found to be serviceable; however, the downstairs access panel could not be opened.

As a result of the damaged latch, access to the concealed subfloor/intermediate floor void between the ground floor and Level 1 was not possible, and this area was therefore not inspected. Concealed areas such as these may contain defects that are not visible externally.

It is recommended that a qualified carpenter or handyman repair or replace the damaged latch mechanism to restore proper access. A re-inspection of the subfloor/intermediate floor void is advised once safe and reasonable access has been provided.



## 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.