



Building Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: 2 Paxton Link, Pakenham VIC 3810,
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, 30 Mar 2026

Modified Date: Tue, 31 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 2 Paxton Link, Pakenham VIC 3810, Australia

Client's Email Address:

Client's Phone Number:

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Company Address and Postcode: Pakenham 3810

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:

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

Building Type	Residential, Detached
Company or Strata title	No
Floor	Concrete, Slab on ground
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Driveway, Garage, Fence - Fabricated Metal Fence, Retaining Walls
Other Timber Bldg Elements	Doors, Eaves, Door Frames, Architraves, Skirting Boards, Window Frames, Internal Joinery, External Joinery
Roof	Timber Framed, Pitched, 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.
- Roof Exterior - Part
- Site - Part.
- Wall exterior due to obstructions.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Landscaping
- Insulation
- Porch
- Rugs
- Wall linings
- Wallpaper or Wall Coverings

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

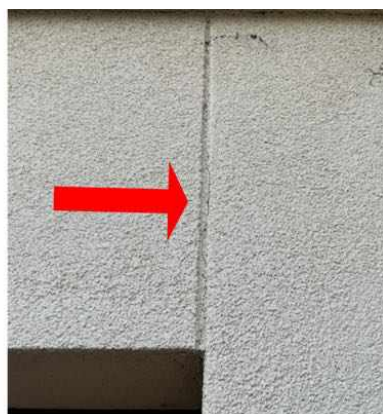
Minor Defect

Defects 3.01

Building: Main Building
Location: Exterior walls - front
Finding: Rendered Over Expansion Joint
Information: The external expansion joint at the front elevation of the dwelling has been rendered over, obstructing the intended movement allowance of the joint. Expansion joints are designed to accommodate natural movement within the structure due to thermal expansion and contraction, and obstructing them may compromise this functionality.

When these joints are covered by rigid finishes such as render, the ability of the structure to move freely is reduced. This can lead to cracking in the render or adjacent building elements over time, and may also contribute to moisture ingress if movement causes gaps or fractures in the render.

It is recommended that the rendered-over section be carefully removed to expose the expansion joint, and the joint reinstated with an appropriate flexible sealant or control joint system to ensure it continues to function as intended.





Defects 3.02

Building: Main Building
 Location: Front Elevation
 Finding: Cracking to External Render – Front Elevation Post
 Information:

Cracks were observed to the external render of the post at the front elevation of the property.

This condition may allow moisture ingress into the substrate and can lead to further deterioration of the render and underlying materials if not addressed in a timely manner.

It is recommended that a qualified renderer be engaged to repair the cracks, including appropriate patching and, where required, reapplication of render layers to ensure a durable and weather-resistant finish.



Defects 3.03

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 3.04

Building:	Main Building
Location:	All External Areas
Finding:	Broken Downpipe Connections
Information:	

Two downpipes were observed to be broken at their connections to the stormwater system at the time of inspection.

This condition can result in uncontrolled discharge of rainwater at the base of the structure, leading to excessive moisture accumulation, increased risk of termite activity, and potential deterioration of footings and surrounding building elements.

It is recommended that a licensed plumber be engaged as a matter of urgency to repair or replace the damaged downpipe connections and ensure proper discharge of stormwater away from the structure.



Defects 3.05

Building:	Main Building
Location:	Front Elevation
Finding:	Exposed Termite Reticulation Pipework
Information:	The termite reticulation system pipework was observed to be exposed above ground level at the base of the external wall, whereas such systems are required to be installed below ground level for proper function and protection.

This condition compromises the effectiveness of the termite management system, as exposed pipework may be damaged, tampered with, or fail to deliver adequate chemical distribution to the surrounding soil. It also increases the risk of deterioration due to environmental exposure.

It is recommended that a licensed pest control specialist reconfigure and reinstall the reticulation pipework in accordance with manufacturer guidelines, ensuring it is properly buried and protected to maintain system integrity and effectiveness.



Defects 3.06

Building: Main Building
Location: Pergola
Finding: Weathering to Pergola Structure – Side Yard
Information:

The pergola structure in the side yard is showing signs of weathering and surface deterioration.

This condition indicates ongoing exposure to environmental elements, which may lead to accelerated timber degradation, reduced durability, and potential structural issues over time if left unprotected.

It is recommended that a qualified painter or maintenance contractor apply a suitable UV-resistant and weatherproof protective coating (stain or paint) to the pergola structure as soon as possible to preserve and protect the material.



Defects 3.07

Building: Main Building
Location: All External Areas
Finding: Site drainage - Inadequate
Information:

The site drainage in all 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 3.08

Building:	Main Building
Location:	Hallway
Finding:	Gaps and Separation to Skirting Boards – Hallway
Information:	The skirting boards in the hallway were observed to be splitting and forming small gaps at the time of inspection.

This condition is commonly associated with minor building movement and material shrinkage, which can result in loosening of fixings and visible separation over time.

It is recommended that a qualified carpenter re-secure the affected skirting boards, apply a suitable flexible sealant to fill the gaps, and carry out repainting as required to restore a neat and durable finish.



Defects 3.09

Building:	Main Building
Location:	All Internal Areas
Finding:	Gaps Between Floor Tiles and Adjacent Surfaces
Information:	Gaps were observed between the edges of the floor tiles and adjoining surfaces such as skirting boards and wall tiles. These gaps vary in width and appear to lack appropriate finishing materials such as sealant. The presence of such gaps may

indicate poor workmanship or a failure to allow for proper movement joints during installation.

It is recommended that a qualified tiler or apply flexible sealant to the gaps at client discretion



Defects 3.10

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 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Loose and Unstable Kitchen cupboard Hinges
Information:	Upon visual inspection, it was observed that the kitchen cupboards exhibited signs of instability and looseness. The hinge was found to be improperly tightened, resulting in a wobbly and shaky doors. This condition may hinder the smooth operation of the drawer and could potentially lead to further wear or damage over time.

It is recommended that a handyman or qualified cabinet maker be engaged to assess and secure the hinge properly to restore full functionality and ensure the longevity of the cupboards .



Defects 3.12

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

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

Minor signs of mould were also observed in the bathroom.

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

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



Defects 3.13

Building:	Main Building
Location:	Bedroom - Master
Finding:	Water Ingress and Moisture Damage – Master Bedroom Window - urgent rectification require
Information:	The window in the master bedroom shows signs of water damage to the windowsill, with elevated moisture readings recorded at the time of inspection. This condition is consistent with water ingress, likely due to gaps, failed sealant, or inadequate sealing around the window frame.

Ongoing moisture ingress can lead to deterioration of the window frame and surrounding building elements, as well as potential mould growth if not addressed promptly. The elevated moisture levels indicate that the issue may still be active or recurring.

It is recommended that a registered builder be engaged to carry out a detailed assessment of the window assembly, identify the source of water ingress, and undertake necessary rectification works. This should include resealing the window perimeter and ensuring the assembly is fully watertight to prevent further moisture penetration.





Defects 3.14

Building: Main Building
 Location: Exterior walls - front
 Finding: Water Runoff Staining to External Wall Below Window
 Information:

Significant water staining and evidence of prolonged runoff were observed to the external brickwork at the front elevation below the master bedroom window, indicating repeated exposure to rainwater in this area.

This condition suggests inadequate protection from direct rainfall and/or poor water shedding around the window assembly, which may lead to ongoing saturation of the wall, increased risk of moisture ingress into the building envelope, and potential deterioration of materials over time.

It is recommended that a registered builder assess this area and implement appropriate measures to control water exposure, which may include installation of a suitable awning or weather protection above the window, ensuring the window and surrounding penetrations are fully sealed and watertight, and cleaning of the affected brickwork. Rectification should be carried out promptly to prevent further moisture-related issues.



Defects 3.15

Building:	Main Building
Location:	Driveway
Finding:	Minor Subsidence to Driveway
Information:	The driveway was observed to have minor subsidence, with sections having dropped by a few millimetres at the time of inspection.

This condition may be associated with ground movement or inadequate subgrade support and, if progressive, could lead to further settlement, surface cracking, and drainage issues.

It is recommended that a qualified concreter be consulted to assess rectification options. The area should also be monitored over time to determine whether any ongoing movement is occurring.



Defects 3.16

Building:	Main Building
Location:	Retaining wall
Finding:	Out-of-Alignment Retaining Wall – Right-Hand Side
Information:	The retaining wall located on the external right-hand side of the property appears to be out of alignment, with visible signs of slight movement or shifting.

This condition may indicate that the wall is not adequately resisting lateral soil pressure, which could lead to further displacement or localised failure over time. Although the wall is less than one metre in height and not considered a structural retaining wall, continued movement may still affect stability and surrounding areas.

It is recommended that a qualified carpenter assess the retaining wall and carry out appropriate rectification works, which may include re-straightening, additional support, or reinforcement to improve stability and prevent further movement.

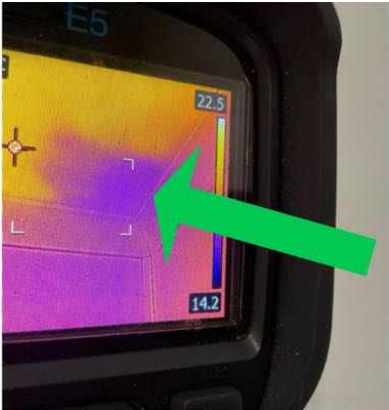
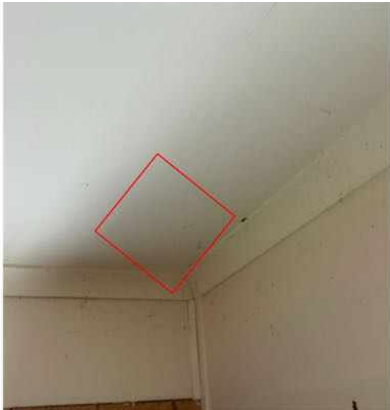


Defects 3.17

Building: Main Building
Location: Garage
Finding: Active Water Leaks to Garage Ceiling - urgent rectification required
Information: Two active leaks were identified in the garage ceiling at the time of inspection, with visible signs of water ingress and mould. Excessive moisture readings were recorded, and thermal imaging confirmed the presence of active water leaks in the affected areas.

This condition indicates ongoing moisture intrusion, which may lead to deterioration of ceiling materials, potential mould growth, and damage to surrounding structural elements if not addressed promptly.

It is recommended that a licensed plumber be engaged immediately, as a matter of urgency, to investigate the source of the leaks and carry out necessary repairs to prevent further water ingress and associated damage.





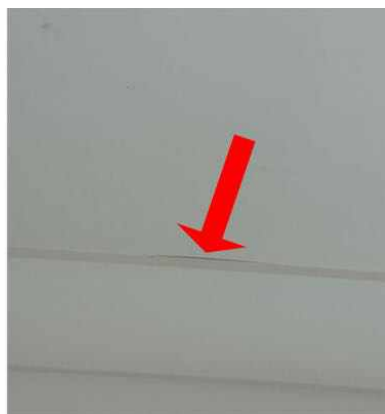
Defects 3.18

Building: Main Building
 Location: Living Room
 Finding: Minor Sag to Cornice – Living Room
 Information:

A minor sag was observed to the cornice in the living room at the time of inspection.

This condition may indicate inadequate fixing, minor movement, or deterioration of the adhesive or substrate, and may worsen over time if not addressed.

It is recommended that a qualified plasterer inspect the affected cornice, re-secure or reinstate it as required, and ensure a firm and uniform finish.



Defects 3.19

Building: Main Building

Location: Garage

Finding: Ceiling sagging - Garage

Information: Sections of the ceiling were found to be sagging at the time of inspection. Sagging to 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 carports due to their lack of insulation and or their 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 minor 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, 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 3.20

Building: Main Building

Location: Pergola

Finding: Additional structure - Non-compliant

Information: The additional pergola structure that has been affixed to the side yard area of the dwelling does not appear to comply with contemporary building practices and current Australian Standards. While the structure does not currently appear to be unsafe, compliance with such standards ensures the structural integrity of the main dwelling and abutting addition.

As building standards have not been followed, this area provides a heightened risk of the development of building defects. The structural integrity of the area may have been compromised, which creates potential for the development or presence of major safety issues.

It is highly recommended that any planned repair, remodeling or demolition works be carried out by registered builders. Such works may be necessary in the short-term future to ensure the safety and functionality of the area.





Defects 3.21

Building: Main Building
 Location: Laundry
 Finding: Tap - Loose
 Information: The tap in laundry room area has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.



Defects 3.22

Building:	Main Building
Location:	Laundry
Finding:	Tap - Leaking
Information:	The tap in the laundry sink was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Defects 3.23

Building:	Main Building
Location:	Bathroom 2
Finding:	Defective Shower head – Second Bathroom
Information:	

The showerhead in the second bathroom was observed to be defective, with water spraying irregularly and not discharging in a controlled manner.

This condition reduces functionality and may indicate internal wear, blockage, or failure of the showerhead components, potentially leading to inefficient water use and inconvenience during operation.

It is recommended that a licensed plumber replace the defective showerhead to ensure proper performance and controlled water flow.



Defects 3.24

Building:	Main Building
Location:	Garage
Finding:	Garage door - Superficial markings
Information:	The garage roller door has a number of marks and dents likely to have resulted from impact damage be it accidental or deliberate impact at sometime.

Garage roller doors can fail when the building materials have aged but may be indicative of impact damage (accidental or deliberate). While superficial markings detract from the aesthetics of the building element, the functionality has not been hindered in any way.

Repair and/or replacement of the two garage doors would improve the condition of the garage but certainly not an urgent item

A qualified roller door installer or supplier should be engaged to check out the operation and overall condition of the doors to determine if repair is an option otherwise replacement may need to be considered.



Defects 3.25

Building:	Main Building
Location:	Porch

Finding: Ceiling - Water stained

Information: Water staining to ceiling linings in the porch eaves was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by exterior and interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

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



Defects 3.26

Building: Main Building

Location: Bedroom 3

Finding: Ceiling - Water stained

Information: Water staining to ceiling linings in bedroom 3 was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

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



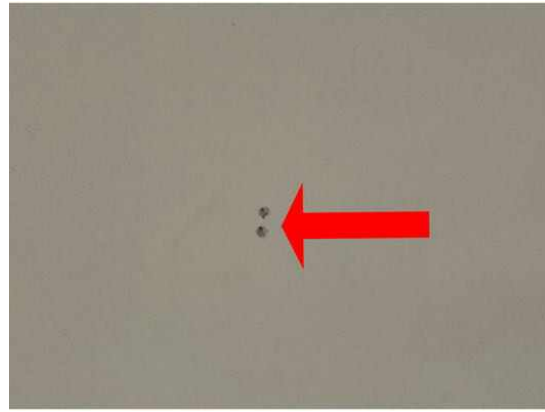
Defects 3.27

Building: Main Building
Location: Bedroom 3
Finding: Localised Plasterboard Fixing Movement
Information:

Localised imperfections were observed to the ceiling lining, characterised by small penetrations at discrete points consistent with minor movement or displacement of plasterboard fixings.

This condition is typically associated with slight movement or loosening of fixings and may also occur following exposure to moisture or water-related conditions, which can affect the integrity of the plasterboard lining.

It is recommended that a qualified plasterer attend to the affected areas and carry out minor repair works, including patching, setting, sanding, and repainting to restore the ceiling finish.



Defects 3.28

Building: Main Building

Location: Roof Void

Finding: Poor Ceiling Cavity Ventilation

Information: During the inspection, the ceiling cavity space appeared to exhibit signs of elevated moisture levels, likely due to insufficient ventilation. The atmosphere within the cavity felt damp and stagnant, which may contribute to condensation build-up and the deterioration of internal roof framing or insulation materials over time.

Inadequate airflow in roof spaces can lead to mould growth, timber decay, and a reduction in the overall energy efficiency of the home. To promote proper air circulation and reduce moisture retention, it is strongly recommended that a whirlybird or other appropriate roof ventilation system be installed.

Engaging a qualified roofing or ventilation specialist to assess the cavity and install the necessary ventilation will help maintain the integrity of the roof space and reduce the risk of long-term moisture-related issues.





Defects 3.29

Building: Main Building
 Location: Bedroom 3
 Finding: Elevated Moisture Readings to Internal Wall – Third Bedroom
 Information:

Elevated moisture readings were detected to sections of the plasterboard wall lining within the third bedroom using a non-invasive moisture meter at the time of inspection.

This condition indicates the presence of abnormal moisture within the wall lining, which may be associated with sources such as plumbing leaks, water ingress, or condensation. As the inspection is visual and non-invasive in accordance with AS 4349.1, the exact source and extent of the moisture could not be determined.

It is recommended that a licensed plumber carry out further investigation, including invasive inspection if required, to identify the source of moisture and undertake appropriate rectification works to prevent further deterioration.





Defects 3.30

Building: Main Building

Location: Roof Exterior

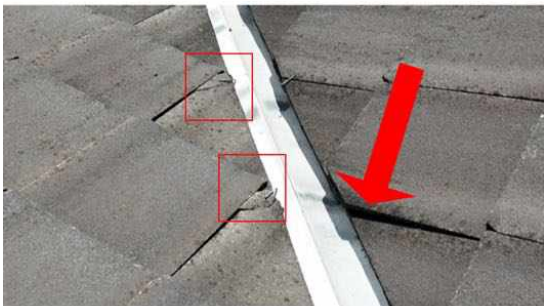
Finding: Roof tiles - Broken

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 or temporarily siliconed tiles is required and should be performed by a roofing contractor as a matter of urgency





Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

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

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

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

Disclaimer

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

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

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

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

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

Section D Significant Items

The following items were noted as - For your information

Noted Item

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



Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Obstructions and Limitations - Exterior
 Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the external areas of the property at the time of inspection.

These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



Noted Item

Building: Main Building
Location: Roof Void
Finding: Obstructions and Limitations - roof cavity
Information: These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area of the property at the time of inspection. Large portions of the roof space were not accessed or inspected at the time of inspection due to significant obstructions and limitations, including extensive ducting and restricted clearance in multiple areas.

As a result, the inspection of the roof space was limited to accessible areas only, and conditions within concealed or obstructed sections could not be assessed.

It is recommended that, where required, obstructions be cleared and safe access be provided to allow for a more comprehensive inspection of the roof space by a suitably qualified professional.





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.