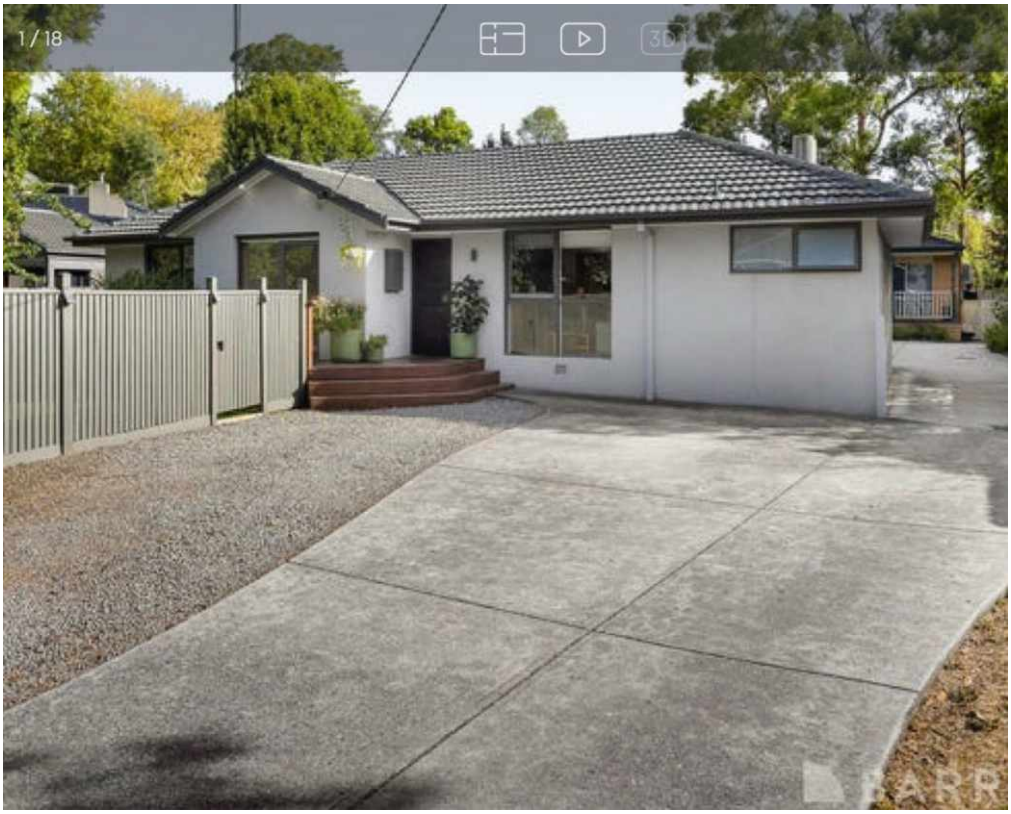
Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Wed, 25 Mar 2026

Property Address: 37 Swinburne Ave, Mooroolbark VIC 3138, Australia



Contents

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: Wed, 25 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	37 Swinburne Ave, Mooroolbark VIC 3138, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Mark Thorpe Ph: 0456 295 434 Email: Croydon@jimsbuildinginspections.com.au
	DBU-13373
Company Name:	Jim's Building Inspections (Croydon)
Company Address and Postcode:	Lilydale 3140
Company Email:	Croydon@jimsbuildinginspections.com.au
Company Contact Numbers:	0456 295 434

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: N/A

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 good condition with some minor defects found.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Floating Floor, Skirting Boards, Doors, Door Frames, Architraves, Deck
Roof	Not Applicable, Tiled
Storeys	Single
Walls	Rendered
Weather	Overcast

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

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.

- Subfloor - Part.

- 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

- Areas of low roof pitch preventing full inspection

- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.

- Debris in gutters

- Insulation

- Lack of clearance - subfloor

- Duct work

- Furniture

- Stored items

- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.

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

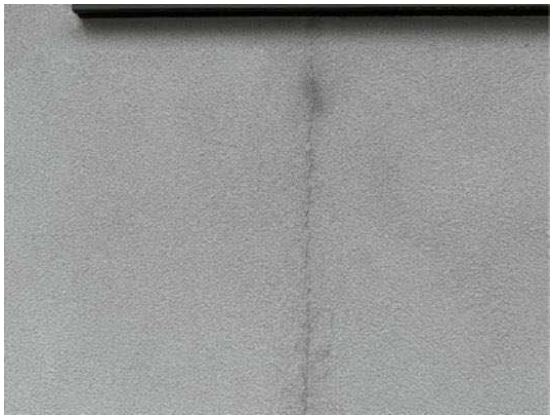
Safety Hazard

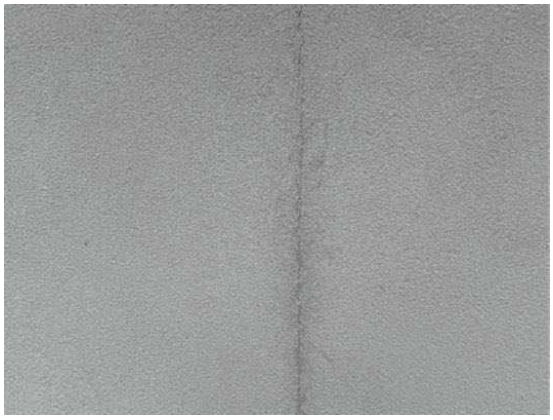
No evidence was found

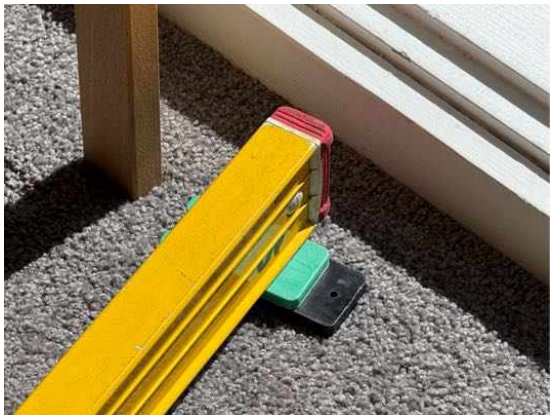
Major Defect

Defects 2.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Rendered brickwork - Cracking noticeable
Information:	At the time of the inspection numerous cracks were observed on the left hand side of the home. Due to the cracks and deterioration to these areas of the exterior rendered brickwork, the client is recommended to appoint a Structural Engineer to further inspect or in the future carry out and repair work where deemed necessary or required. Such work may involve foundation underpinning or repair or replacement of sections of affected brickwork. Structural issues such as foundation movement are generally the underlying cause of such cracking. It is suspected that this damage has been created due to movement of key structural elements or general subsidence of associated footings and normal age and deterioration. Noticeable cracks are a common occurrence in external brickwork and are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions.These types of cracks in brickwork may develop if left unattended, with potential for necessitating in major remedial works in the future or replacement of the brickwork. A structural engineer and bricklayer may be appointed, to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures. The structural engineer can also nominate a scope of works where required. Always contact a Registed builder or engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.







Minor Defect

Defects 3.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Roof tiles - Dislodge or slippage
Information:	Upon inspection of the roof tiles, it was observed that numerous roof tiles have either slipped or have been dislodged from their original positions. Roof tiles may slip over time due to a number of minor causes, including not placed correctly upon installation, not stuck down on the top of valley irons, flashings, roof tile chips and breakages, failings in the adjoining battens, or fixings that may have failed. In this case I suspect that tiles have slipped or dislodged from they original positions, these roof tiles will require replacement and some form of fixing down or adhesive sash as a good quality silicon sealant, client may consider to add silicon to the bottom side of the tiles to stick them down to the top of the metal flashings. Roof tiles that have moved from their original position may allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements below. Replacement of broken, loose or missing roofing tiles is recommended immediately or

in the short term future to prevent the development of any secondary defects. A roofing plumber or roof tiler should be appointed to complete such works as deemed to be necessary.

Defects 3.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Gutters - Partially blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all leaf matter and 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. 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. Client should consider the appointment of a gutter cleaning company to carry out these works or with a Licensed Plumber for further specific advice on remedial works that may be deemed to be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner, gutter cleaning company or a general handy-person in the short term future.








Defects 3.03

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Eaves paint bubbles from suspected moisture behind the paint
Information:	Eaves paint bubbles primarily due to moisture trapping, typically caused by roof leaks, overflowing gutters, or high humidity, forcing the paint away from the surface. To fix, identify the moisture source, scrape off loose paint, sand, apply a high-quality primer, and repaint with exterior acrylic paint. The eaves linings to the front areas were observed to show bubbling paint, this is suspected to be from moisture under the paint. Where moisture damage is evident, the primary requirement is to ensure there are no leaks. The damage to the eave linings in these areas detracts from the appearance of the structure and other adjoining building structures and framework in the roofing area. Where eaves show this type of damage, remedial works are suspected to be required in the short term future. Where water damage is suspected as being the underlying cause, appointment of a roofing contractor and or other relevant tradespersons is recommended to identify the exact source.

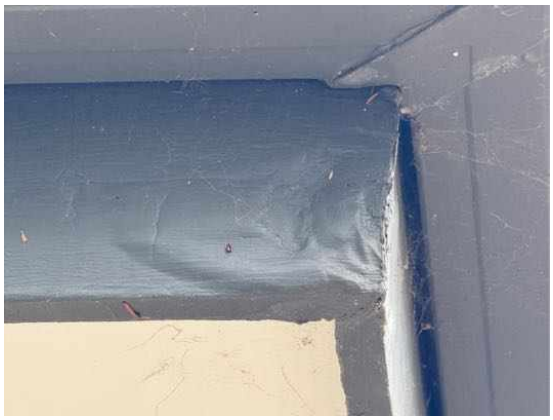





Defects 3.04

Building:	Building 1
Location:	Bedroom > All Areas
Finding:	Minor wood rot
Information:	Minor wood rot is suspected to be affecting some fascias around the exterior areas. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. The roof plumbing in these areas may be creating excessive moisture in this areas and or it may be due to frequent exposure to rain and other weather conditions also make fascias and windows and other building elements susceptible to accelerated deterioration.

Early intervention and regular maintenance such as painting will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. It is advised that a licensed plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot. Replacement of affected fascias or window elements and or other building elements may then be a necessary step in protecting surrounding areas from such deterioration. A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Defects 3.05

Building: Building 1

Location: All Areas > All Areas

Finding: Insulation - poorly installed - missing or moved

Information: Some areas of the roof insulation in the roof space is suspected to have been poorly installed, missing or have been moved from their original position. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

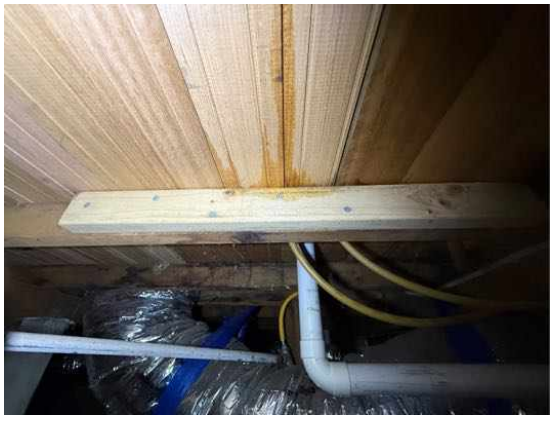
Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape. Caution should always be exercised when accessing the roof void. Do not attempt to stand on the framework where cabling is crossing and especially be aware that there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

Defects 3.06

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Subfloor moisture and dampness
Information:	Some moisture and dampness was observed under the Laundry area in the subfloor. No conclusion for where the moisture was coming from at he the time of the inspection and client is recommended to investigate further as to the cause of the moisture. Damp and moist conditions in the subfloor areas make these areas susceptible to wood rot, termite and pests and other secondary damage and defects. Remedial work to rectify the moisture from these areas of the subfloor is recommended to ensure further damage and deterioration and better over all conditions in the subfloor areas, this types of defects should be rectified in the short term future. It is recommended that the client appoint a licensed plumber to inspect these areas and provide advice to eliminate moisture and dampness from the subfloor areas.








Defects 3.07

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Subfloor - Debris
Information:	A minor array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored household goods and other materials may also make these areas susceptible to termite activity, insects and vermin. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any debris is vital in minimising the risk of termite, insects, rats, mice or wood borer activity. Debris in the subfloor should be removed in the short to medium term future.

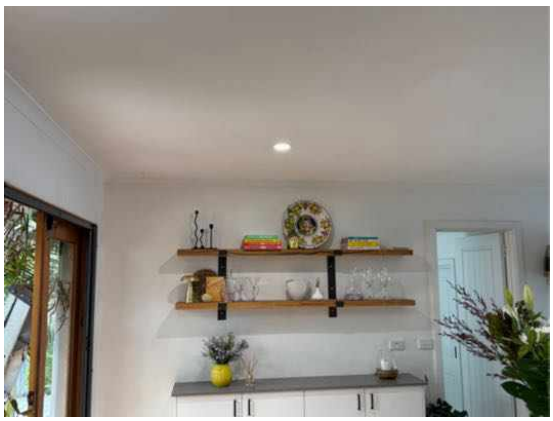
Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.




Defects 3.08

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Bedroom and family ceiling and wall plaster showed suspected moisture
Information:	The bedroom and family room ceilings, walls showed suspected moisture and moisture damage. These areas were both checked via a moisture meter, showing a suspected active moisture. No conclusive answer at the time of the inspection as to where the leak was coming from, however it is likely to be from either overwhelmed gutters or roof above. It is highly recommended that a further investigation of these areas be carried out in the short term future. The primary requirement is to identify and rectify the source of the moisture and or leaks. If left unmanaged any damage sustained while the moisture is active, could potentially compromise the adjoining framing structural and other building elements in the roof, ceiling and walls in these areas. The plaster wall and ceiling linings may be currently concealing damage and deterioration in the roof space and wall framing and other adjoining building elements, which will graduate to secondary defects, further damage and deterioration if left unmanaged. Remedial works are suspected to be required in the immediate future to further investigate, repair and make good. Where water damage is suspected as being the underlying cause, this moisture will eventually produce mould and mildew on the inside plaster, making it necessary to remove and replace these areas of plaster. Client

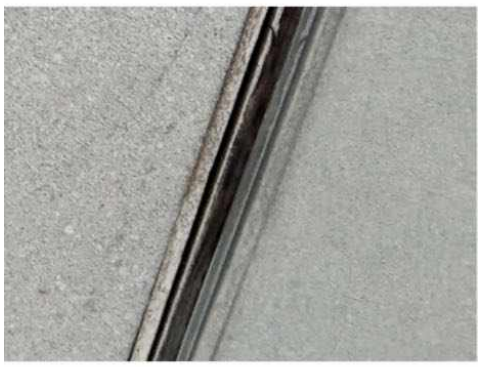
should appoint of a Registered builder and or licensed plumber to identify the source of any water and moisture leaks immediately.

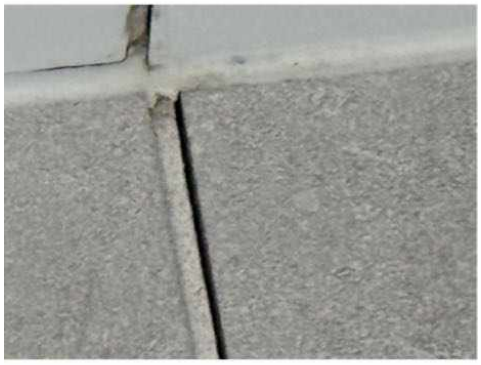


Defects 3.09

Building:	Building 1
Location:	Ensuite > All Areas
Finding:	Grout - Missing - sealant and grout maintenance
Information:	Grout is missing in the bathroom shower alcove base. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures. Where grout or sealants are found to be degraded or missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water and moisture damage to the surrounding area. Maintenance on sealant and grout throughout the wet areas. Different materials on the balcony areas will move at different rates, generally causing the sealant move and crack at these junctions and joints over time. It is essential that maintenance is keep up in these areas with the appropriate flexible sealants and materials where deemed to be required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials. Flexible and mould resistant materials should be applied to any affected areas to prevent any subsequent water damage that is likely to occur if not maintained. Regular maintenance and replacement of any 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 where deemed to be necessary.





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

- Structural Engineer

- Registered Roofing Contractor

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

- In summary the home compared to others of a similar age the home appeared to be in a reasonable condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention, major areas of the rendered brickwork, cracks were observed at the left hand end of the home to the front and rear areas. When managing these types of cracks, some remedial work will generally required, this will need to be in consultation with your structural engineer. Where the client was intending to repair these areas it will involve the client appointing a structural engineer to advise on the repair or remedial work to the affected rendered brickwork and foundations. Structural issues are generally the underlying cause of such movement and cracking. It is suspected that this damage has been created due to movement of key structural elements and or general subsidence of associated footings. A structural engineer should be appointed immediately to inspect the structural integrity of the affected rendered brickwork to assess the safety of the associated structures. The engineer can also nominate a scope of works that may be required for rectification. Always contact a structural engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.

Upon inspection of the roof tiles, it was observed that numerous roof tiles have either slipped or have been dislodged from their original positions. Roof tiles may slip over time due to a number of minor causes, including not placed correctly upon installation, not stuck down on the top of valley irons, flashings, roof tile chips and breakages, failings in the adjoining battens, or fixings that may have failed. In this case I suspect that tiles have slipped or dislodged from they original positions overtime. These roof tiles will require immediate attention for replacement and some form of fixing down or adhesive sash as a good quality silicon sealant, client may consider to add silicon to the bottom side of the tiles to stick them down to the top of the metal flashings. Roof tiles that have moved from their original position may allow water penetration into the roof void, exposing roofing structures to excessive moisture. This creates an environment that is conducive to water damage and accelerated deterioration of all associated building elements below. Replacement of broken, loose or missing roofing tiles is recommended immediately or in the short term future to prevent the development of any

secondary defects. A roofing plumber or roof tiler should be appointed to complete such works as deemed to be necessary.

Some moisture and dampness was observed under the Laundry area in the subfloor. No conclusion for where the moisture was coming from at he the time of the inspection and client is recommended to investigate further as to the cause of the moisture. Damp and moist conditions in the subfloor areas make these areas susceptible to wood rot, termite and pests and other secondary damage and defects. Remedial work to rectify the moisture from these areas of the subfloor is recommended to ensure further damage and deterioration and better over all conditions in the subfloor areas, this types of defects should be rectified in the short term future. It is recommended that the client appoint a licensed plumber to inspect these areas and provide advice to eliminate moisture and dampness from the subfloor areas.

The bedroom and family room ceilings, walls showed suspected moisture and moisture damage. These areas were both checked via a moisture meter, showing a suspected active moisture. No conclusive answer at the time of the inspection as to where the leak was coming from, however it is likely to be from either overwhelmed gutters or roof above. It is highly recommended that a further investigation of these areas be carried out in the short term future. The primary requirement is to identify and rectify the source of the moisture and or leaks.

If left unmanaged any damage sustained while the moisture is active, could potentially compromise the adjoining framing structural and other building elements in the roof, ceiling and walls in these areas. The plaster wall and ceiling linings may be currently concealing damage and deterioration in the roof space and wall framing and other adjoining building elements, which will graduate to secondary defects, further damage and deterioration if left unmanaged. Remedial works are suspected to be required in the immediate future to further investigate, repair and make good. Where water damage is suspected as being the underlying cause, this moisture will eventually produce mould and mildew on the inside plaster, making it necessary to remove and replace these areas of plaster. Client should appoint of a Registered builder and or licensed plumber to identify the source of any water and moisture leaks immediately.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

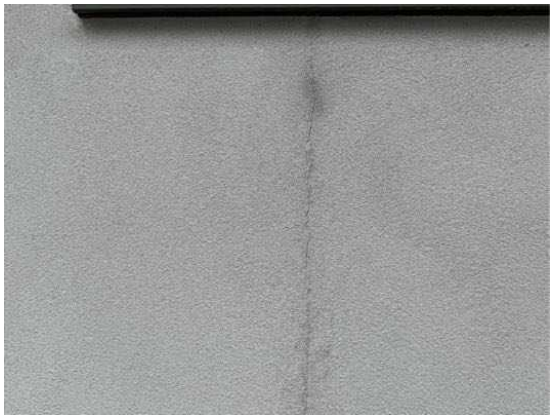
For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

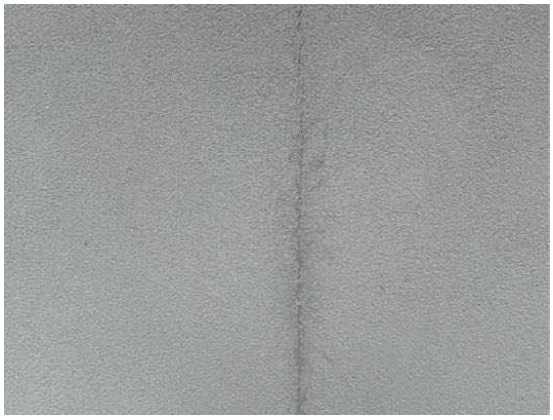
Section D Significant Items

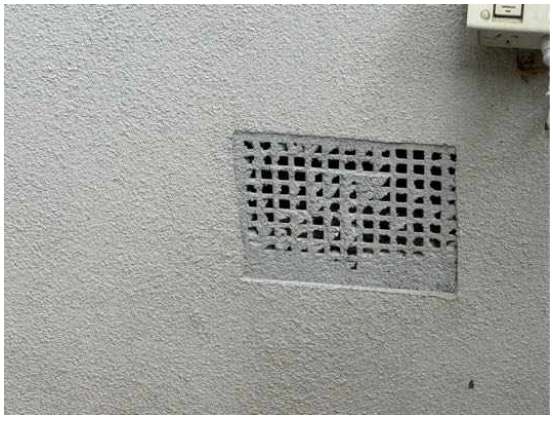
The following items were noted as - For your information

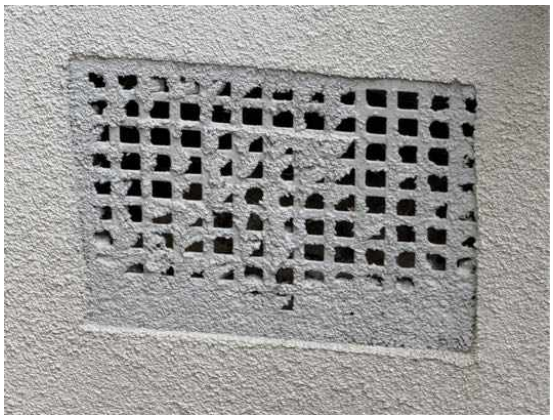
Noted Item

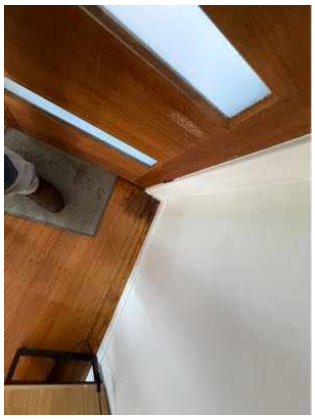
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.

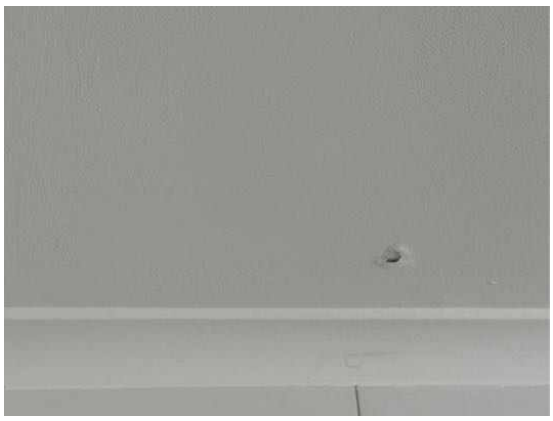


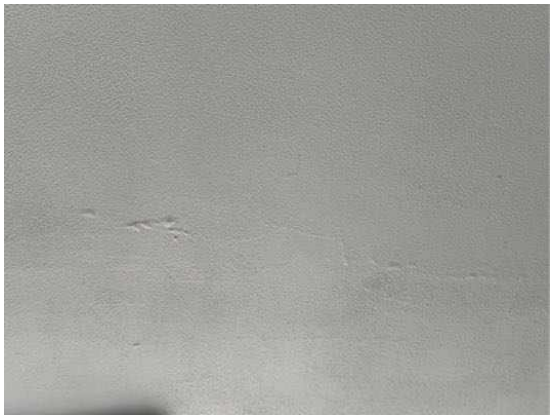


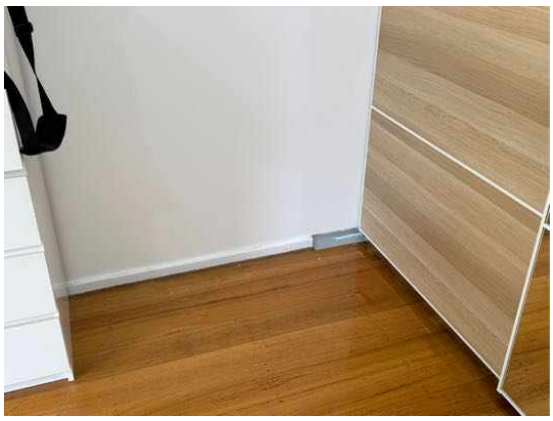












Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Smoke detectors and alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get over looked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety. Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Termite Management System - no evidence of a chemical installation or durable notice
Information:	At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for

all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Trees - close trees
Information:	The surrounding trees did not appear to have visibly affected the adjoining structure or brickwork, however trees that are close to the perimeter of the home can in the future create defects to building elements such as brickwork, foundations and plumbing elements. At the time of the inspection the surrounding eaves were suspected to have been overwhelmed in numerous areas and has damaged these eaves. It is unknown as to if these trees will cause foundation and brickwork defects and cracks in the future. It is therefore recommended that the client appoint a geotechnical engineer or other relevant professional or specialist in the future to determine any foreseeable

problems from these trees. Client should also consider the potential for falling branches and limbs which can cause serious defects to the roof structure, secondary defects and headaches.

Overhanging trees often result in excessive amounts of leaf matter and debris accumulating in gutters. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Blocked gutters are likely to lead to high levels of water and moisture sitting in the gutters, which can 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 be clean and kept clean at all times to ensure dry conditions are maintained.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements. A gutter guard in these situations is recommended to reduce the regular maintenance that will be required. But client will still have to periodically provide maintenance and cleaning of gutter guard of any debris which may rest on top of the filter.

It is therefore highly recommended that all overhanging trees and branches be removed as soon as possible to prevent any future damage. Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required and highly recommended.

Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Timber deck too close to the ground and soil
Information:	It was observed that the rear timber deck structure was sitting in the ground soil or too close to the ground which exposes these timbers to accelerated damage and deterioration over time. It is good practice to have a minimum of at least 200mm away from the ground soil to the timber. Due to the susceptibility to wood rot and deterioration over a prolonged period of time. Good airflow through the subfloor areas should also be maintained. The client should be prepared that in purchasing a property, that some remedial work in the near future will be required to preserve these areas that are susceptible to excessive moisture. External timbers that are frequently exposed to harsh and extreme weather conditions and sitting in the ground or close to the soil will require adequate protection and maintenance in order to maintain their condition. Any timbers that are exposed to harsh weather conditions and moisture from ground contact, exposes these areas to accelerated damage and deterioration. Where timbers have not been painted or protected properly or treated adequately, will show signs of general deterioration which is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the future. Adequate treatment of these timbers is required as soon as possible by a painting contractor, home owner or general handyman.

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 cm2 (Residential) or 10 micrograms/100 cm2 (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.