



## Building Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 6 Wyperfeld Ave, Taylors Lakes VIC 3038,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 17 Mar 2026

Modified Date: Wed, 18 Mar 2026

## The Parties

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Name of the Client:

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Name of the Principal(if Applicable):

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Job Address: 6 Wyperfeld Ave, Taylors Lakes VIC 3038, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Fred Schober Ph: 0422 652 047  
Email: Taylorslakes@jimbuildinginspections.com.au

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Diploma of Building & Construction  
Cert IV of Building & Construction

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Company Name: Jim's Building Inspections (Taylors Lakes)

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Company Address and Postcode: Taylors Lakes 3038

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Company Email: Taylorslakes@jimbuildinginspections.com.au

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Company Contact Numbers: 0422 652 047

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## 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:

Please note-as per PIA-the following extract reflect the serial identification & categorisation of the defects -

Australian Standards 4349 & 4349.1

### 1.4.10 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.

#### 1.4.14 Structural defect

Fault or deviation from the intended structural performance of a building element.

#### 2.3.3 Inspection process

The inspection shall comprise visual appraisal and limited assessment of serviceability.

Section 4- C4.1 The inspection of buildings includes subjective appraisal by an experienced practitioner and, normally, considerable reliance is placed on the results of the inspection. In such cases, the client should receive not only an indication of the inspector's considered opinion but also sufficient supporting information to enable the client to form an opinion regarding the basis of the conclusions and the weight that should be attached to such conclusions.

#### General definition of Major Defects-

What constitutes a major defect?

A major defect is a flaw or discrepancy in any building's primary components or elements. It is likely to render a building unsuitable for its original purpose and may even result in the structure's total or partial destruction or collapse.

The load-bearing components of a qualified building include foundations, floors, walls, joints, piles, plates, roof trusses, fire safety systems, and waterproofing. A defective design, improper construction, materials, or failure to comply with the National Construction Code can cause major defects.

THIS IS A VISUAL BUILDING INSPECTION REPORT IN ACCORDANCE WITH AS4349.1

Information Regarding The Scope And Limitations Of This Pre-purchase Building Inspection. SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a "Pre-Purchase Standard Property Report" in accordance with AS4349.1.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or

not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

#### LIMITATIONS

The Client acknowledges:

1. Visual only inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the readily accessible areas of the property requires the Consultant to carry out whenever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report.  
Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultants direct expertise.
4. The inspection only covered the readily accessible areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

#### EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- any individual Minor Defect;
- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- detection of wood destroying insects such as termites and wood borers; -Unless contracted to do so-& PIA's signed off.
- the operation of fireplaces and chimneys;
- any services including building, engineering (electronic), fire and smoke detection or mechanical;
- lighting or energy efficiency;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- any appliances such as dishwashers, In-Sink-Erators, ovens, stoves and ducted vacuum systems;
- a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as toxic mould;
- whether the building complies with the provisions of any Building Act, code, regulation(s) or by-laws;
- whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone;
- In the case of strata and company title properties, the inspection of common property areas.



## Section A Results of Inspection - summary

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

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

### Overall Condition

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

## Section B General

### General description of the property

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Building Type	Residential
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Company or Strata title	Unknown
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Floor	Slab on ground
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Furnished	Furnished
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No. of bedrooms	4
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Occupied	Unoccupied
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Orientation	South
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Other Building Elements	Driveway, Garage
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Other Timber Bldg Elements	Architraves, Eaves, Fascias, Floating Floor, Internal Joinery, Skirting Boards, Stair Railing, Staircase
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Roof	Tiles
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Storeys	Single
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Walls	Brick Veneer (Timber Framed)
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Weather	Overcast
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## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Gardens
- Interior
- Roof Exterior - Part
- Roof Void - Part
- Slab Edge
- 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:

- Ceiling Cavity - Part.
- Locked Sheds or Outbuildings.
- Roof Exterior - Part

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

### Obstructions and Limitations

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

- Above safe working height
- Appliances and equipment

- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Webbing of roof trusses - not trafficable
- Vegetation
- Wallpaper or Wall Coverings
- Solar Panels
- Rugs
- Porch
- Furniture
- Floor coverings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Landscaping
- External concrete or paving
- Insulation
- Duct work
- Ceiling linings
- Evidence of recently painted walls or ceilings

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

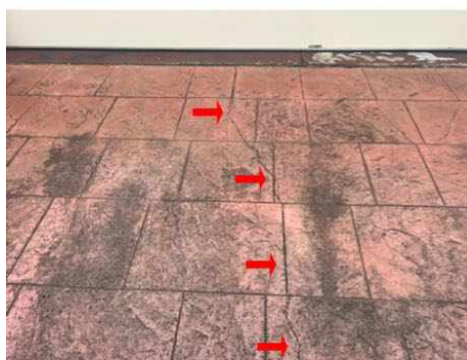
Building: Yard  
 Location: Driveway > All Areas  
 Finding: Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)  
 Information: Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

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





### Defects 3.02

Building:	Yard
Location:	All Areas > Centre
Finding:	Cracking - External Concrete Paving Damage Category 0 - Hairline (less than 1mm) to path
Information:	Hairline cracks were identified in external concrete paving. Hairline cracks are very minor in nature and generally are only ever an appearance defect. To be classified as a Category 0 or hairline crack, the crack width would be less than 0.3mm. While such cracking may be noticeable in some cases, it is common and does not indicate any structural damage.

Generally the cause of a hairline crack in existing concrete paving such as driveways

and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Hairline cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

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



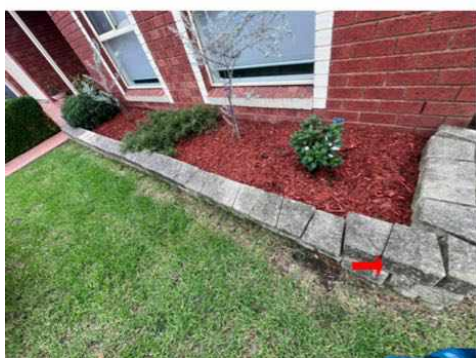
### Defects 3.03

Building:	Yard
Location:	All Areas > Front Left
Finding:	Retaining wall - Defective-to garden bed
Information:	The retaining wall in this area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that

is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.



### Defects 3.04

Building:	Yard
Location:	Yard - Side > Rear
Finding:	Wood rot-to timber retaining walls
Information:	This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, 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. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



### Defects 3.05

Building:	Yard
Location:	Rear Elevation > Centre, Rear Left
Finding:	Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm) & noted 'heaving' to some areas - expected due to site drainage-
Information:	Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be less than 2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather

conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

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

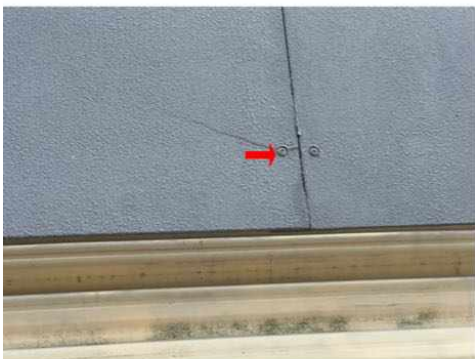
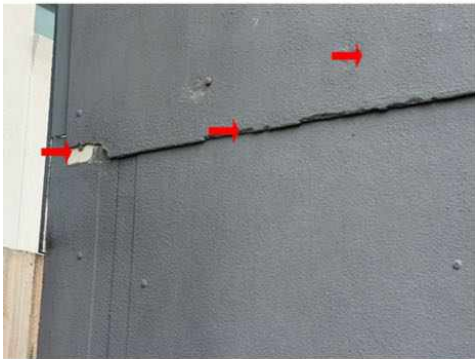


### Defects 3.06

Building:	Main Building
Location:	Front Elevation > Centre Left
Finding:	Unconventional handyman work-poorly constructed fascia to roller door-
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.





### Defects 3.07

Building: Main Building  
 Location: Pergola > All Areas  
 Finding: Building element - Missing-no roof plumbing installed-eg gutters -& down pipes-  
 Information: Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.

The appropriate tradesperson should be appointed as soon as possible to replace the missing building element.



### Defects 3.08

Building:	Main Building
Location:	Pergola > All Areas
Finding:	Unconventional handyman work-throughout the pergola structure
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.



### Defects 3.09

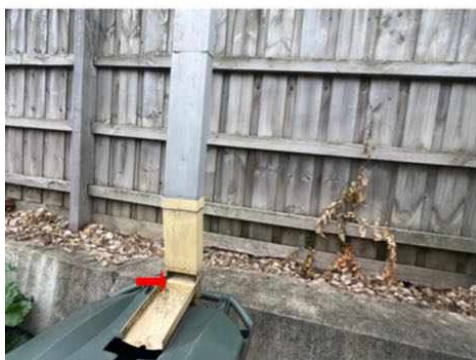
Building: Main Building  
 Location: Pergola > Rear  
 Finding: Plumbing - Point of connection non-compliant  
 Information: At the time of inspection it was noted that connections between above ground pipe work and below ground sewer/storm water systems were incomplete.

At the point of connection, the connection should be sealed against vermin and debris entering the sewer / storm water system. The sealing method depends upon the age and type of the pipe work being connected.

Additionally, where sewer pipes are concerned, gases can escape from unsealed

connections which can pose a serious health risk.

Engagement of a certified plumber is strongly recommended to ensure all connection points are sealed in accordance with the plumbing construction guidelines.



### Defects 3.10

Building:	Main Building
Location:	Pergola > Rear Right
Finding:	Plumbing - Point of connection non-compliant
Information:	At the time of inspection it was noted that connections between above ground pipe work and below ground sewer/storm water systems were incomplete.

At the point of connection, the connection should be sealed against vermin and debris entering the sewer / storm water system. The sealing method depends upon the age and type of the pipe work being connected.

Additionally, where sewer pipes are concerned, gases can escape from unsealed connections which can pose a serious health risk.

Engagement of a certified plumber is strongly recommended to ensure all connection points are sealed in accordance with the plumbing construction guidelines.



### Defects 3.11

Building:	Main Building
Location:	Pergola > Rear
Finding:	Unconventional handyman work
Information:	This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.









### Defects 3.12

Building:	Main Building
Location:	Pergola > Rear
Finding:	Cracking - Damage Category 0 - Hairline (less than 1mm)
Information:	Hairline cracks are very minor in nature and generally are only ever an appearance defect. While such cracking may be noticeable in some cases, it is quite common and does not indicate any structural damage.

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

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



### Defects 3.13

Building:	Main Building
Location:	Rear Elevation > Centre
Finding:	Air conditioner - Disconnected overflow
Information:	The Air Conditioner (A/C) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

Such leaking creates an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

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



### Defects 3.14

Building:	Main Building
Location:	Exterior walls - right side > Rear
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.

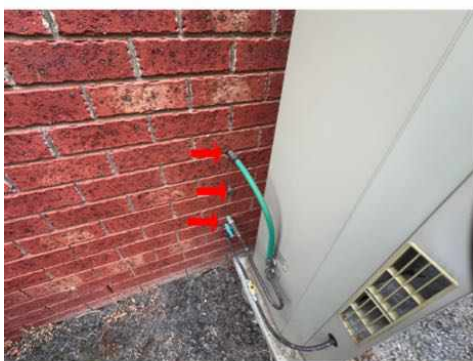


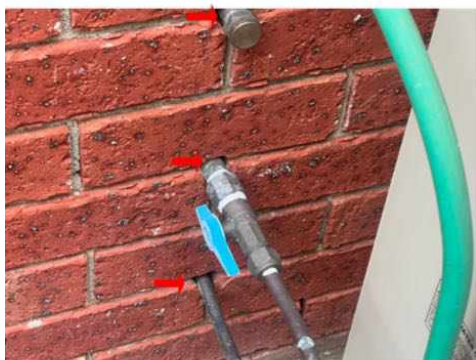
### Defects 3.15

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

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

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





### Defects 3.16

Building: Main Building  
 Location: Bedroom - Master > Front Left  
 Finding: Door handle - Not latching-to WIR  
 Information: It was noted that the door in this area was not latching during operation at the time of inspection. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

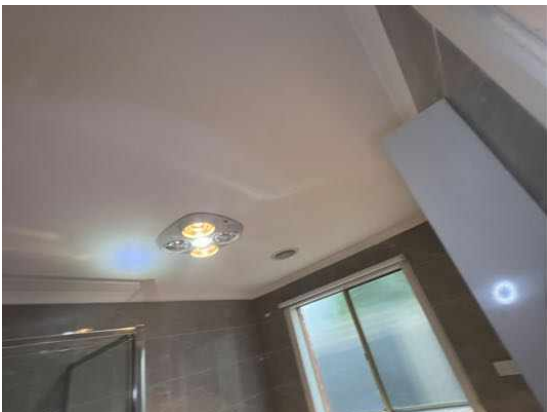
A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



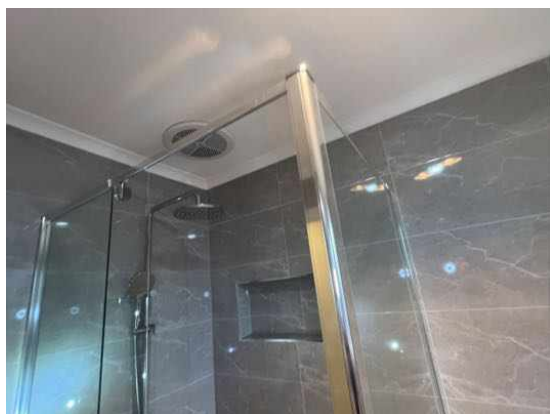
### Defects 3.17

Building: Main Building  
 Location: Bathroom > Front  
 Finding: Additional Photos

Information: Additional photos are provided for your general reference







### Defects 3.18

Building:	Main Building
Location:	Front Elevation > All Areas
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.













## Section D Significant Items

### D4 Further Inspections

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

- Pest Controller
- Registered Roofing Contractor
- Solicitor or Conveyancer
- Structural Engineer
- Surveyor
- Licensed Plumber specialising in Roof Plumbing
- Local Government Authority
- Termite and Timber Pest Technician / Licensed Pest Controller

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

- Conclusion-

This property's condition is reflective of this report-

The following defects were identified at the property -at the time of inspection-

Safety hazards-

-None-

Major Defects -

-None-

Minor defects include-

-Limited -access to roof void-without appropriate access to this area no concise/accurate structural inspection can be completed -therefore risk of unidentified defects becomes high.-insulation-ducting

- driveway/path cracking noted-
- external holes to walls
- HWS Overflow not connected
- Weathered roof tiles
- Building elements missing -gutters -down pipes-pergola
- doors not latching
- Pergolas -Unconventional handyman works-noted-

Etc

Refer to defect statements-

Important Note

Any minor defect could become MAJOR under certain conditions particularly:

Blocked Gutters

Cracked Roof tiles-weathered tiles-deteriorated mortar- etc

Signs of prior leaks

Step cracking or minor cracks to retaining walls

If cracks (including evidence of repaired cracks) to masonry construction, concrete slabs or load bearing walls.

We have been instructed to recommend a structural engineer be directed to inspect and provide appropriate advice and recommendations to you-

If any external timber structures are observed,

I strongly recommend:

(a) a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer, and;

(b) if people are likely to use the external timber structure, they take care not to overload the structure.

6. If cladding is identified and a visual inspection is made, including if any defects are identified, there is no cover for the Insured reporting on the composite format of the cladding or doing any testing of the cladding.

FYI

Certification-

If renovations have occurred to the property it is highly recommended that appropriate certification for the works undertaken be made available as part of the section 32.

Works greater than \$15,000.00 in value -a Builders warranty should be provided-(7 years )

If the works have not be carried out by a licensed builder under a building permit or deemed as owner builder works it is highly recommended to consult with the conveyancer or solicitor to determine if an owner builder defect report under section 137B of the Building Act is required.

Please note the requirement of a 137B report can still apply even where a building permit has been issued.

Obstructions and Limitations-

There are photographs in this report which are an indication of the obstructions and limitations which

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

As per AS 4349.1 we are limited to a 'non-invasive' inspection practice-

Therefore the removal or lifting of furniture-or building structures is not permitted.

#### Balcony-decking-Pergolas

The load capacity of the external timber balcony/deck could not be verified during the inspection.

External timber structures are also constantly exposed to weather elements and can deteriorate in an accelerated manner, ongoing assessments are required.

It is highly recommended that a Structural engineer further assess the external timber balcony/deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.

No -Asbestos suspected present in structure-

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

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

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

Additional structure built without a permit (Suspected)

Extension -Please ensure the correct documentation is provided in the sec 32 regarding the additional build-in this case -both the side & rear pergolas may be an issue-

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.
- Any structures attached to the house.
- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, whether it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property.

The council will then offer 2 alternatives

- 1/ Obtain the necessary permit for the structure or
- 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a Defect report (Owner Builder/Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.

No- Out dated appliances noted in dwelling-

At the time of the building inspection it was noted that the kitchen appliances -and household heating/cooling & HWS were more than 10 years old-

Most modern appliances are designed to operate effectively for 10-12 years after which their efficiency deteriorates-would highly recommend they be replaced -or at the very least be inspected & serviced by a qualified tradesperson upon-or prior to purchase.

All Major defects and safety hazards that were identified should be attended to immediately and seen as a higher priority, to avoid unsafe conditions, loss of utility or further deterioration of the property.

Its strongly recommend that you appoint a licensed pest controller in to do a timber pest inspection and to put a current termite management barrier system in place in order to protect this house from any possible future termite activity and follow their recommendations.

Please read the report fully and follow the recommendations to ensure the longevity of the dwelling. For further information, advice and clarification please contact Fred Schober-0422652047

Please note -

This report has been commissioned -as per the agreed Pre-Inspection Agreement, which is compliant to the AS 4349.1 identifying that the proposed inspection is of a non-invasive nature -

The remaining items listed in this report are fairly typical for the type and age of the building, and which should form part of an ongoing maintenance and rectification program.

All recommended rectification works are brief in nature and should be planned in much greater detail prior to being carried out.

Additionally any works to be completed should be done in accordance with the current NCC, Aust

Stand'ds & Tolerances and all other relevant building codes and regulations.

NB-Strongly advise that all appliances be serviced by qualified tradespeople to ensure safety and reliability of items.

For further information, advice and clarification please contact Fred Schober on: 0422 652 047

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Yard  
Location: Yard - Front > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



### Noted Item

Building: Yard  
Location: Exterior walls - right side > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



### Noted Item

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





**Noted Item**

Building: Main Building  
Location: Front Elevation > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



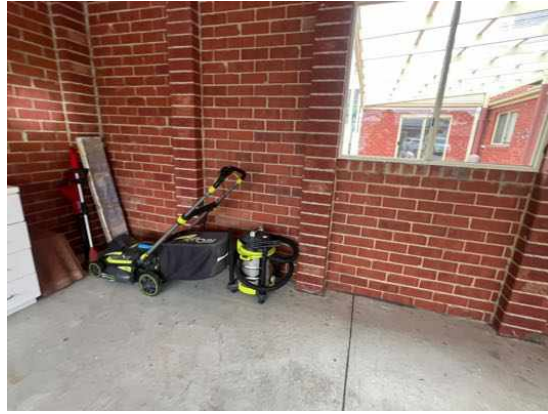




Noted Item

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





### Noted Item

Building: Main Building  
 Location: Pergola > All Areas  
 Finding: Additional structure built without a permit (Suspected)  
 Information: The pergola structure on the left side of the house is suspected to have been constructed without a building permit. A building permit would be required for the structure.

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.
- Any structures attached to the house.
- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a

permit then a permit is no longer required. This is not the case, whether it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

It is highly advised to request that the current owner provide a Defect report (Owner Builder/Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.

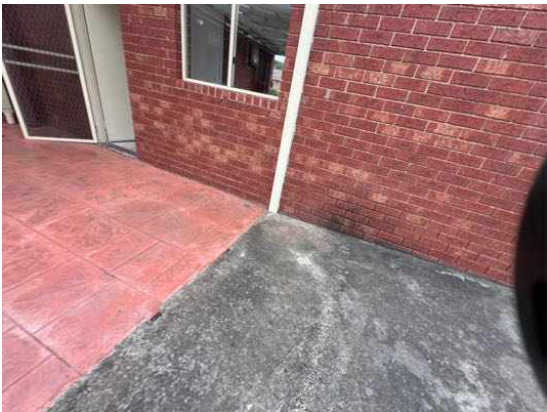






Noted Item

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







**Noted Item**

Building: Main Building  
Location: Rear Elevation > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





**Noted Item**

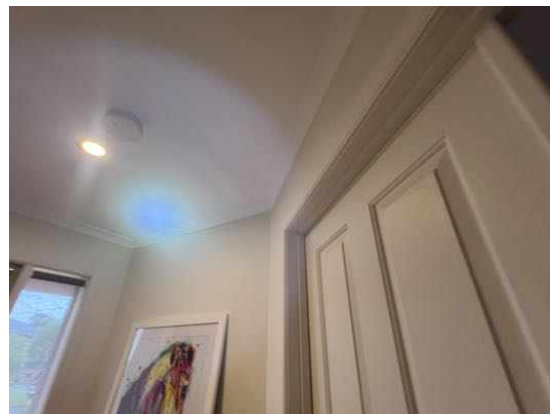
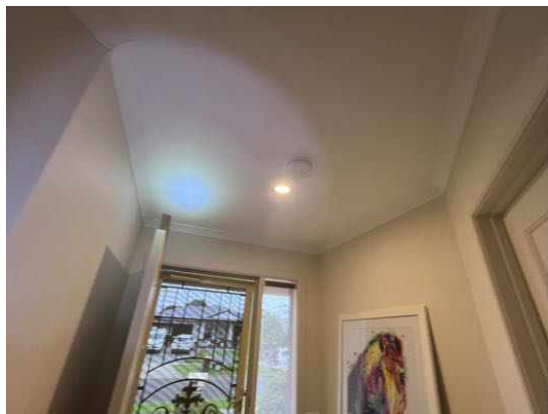
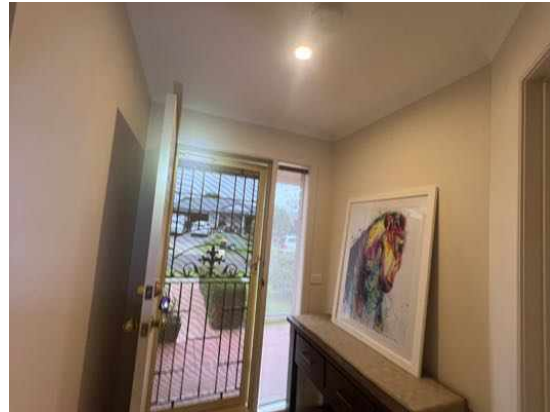
Building: Main Building  
Location: Exterior walls - right side > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





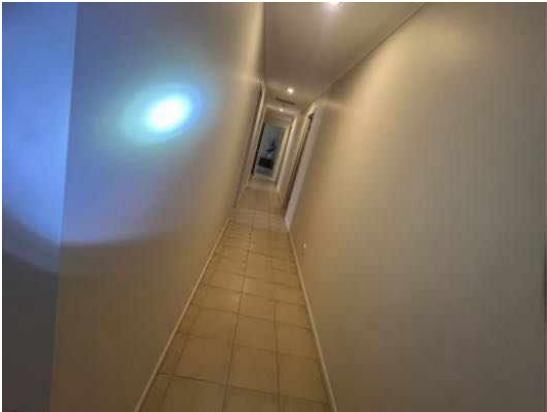
Noted Item

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



### Noted Item

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









**Noted Item**

Building: Main Building  
Location: Bedroom - Master > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



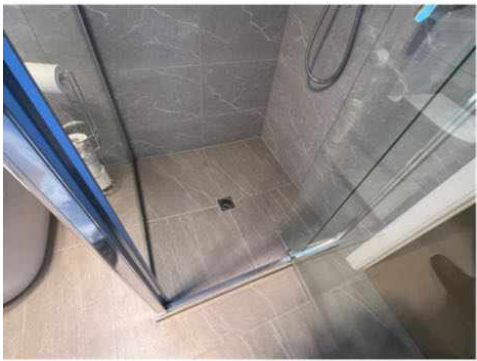


**Noted Item**

Building: Main Building  
Location: Ensuite - Master > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference

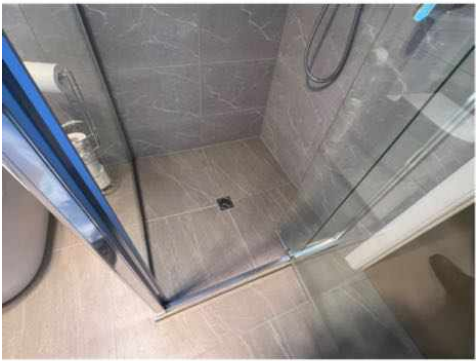


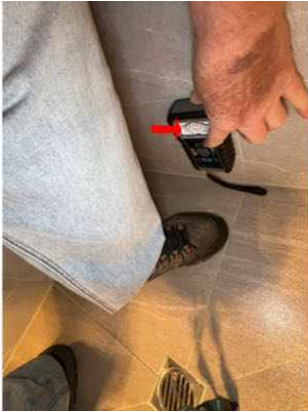




**Noted Item**

Building: Main Building  
 Location: Ensuite - Master > Rear Right  
 Finding: Additional Photos-moisture readings taken from all wet area walls & floors-and found to be within tolerance  
 Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.





**Noted Item**

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



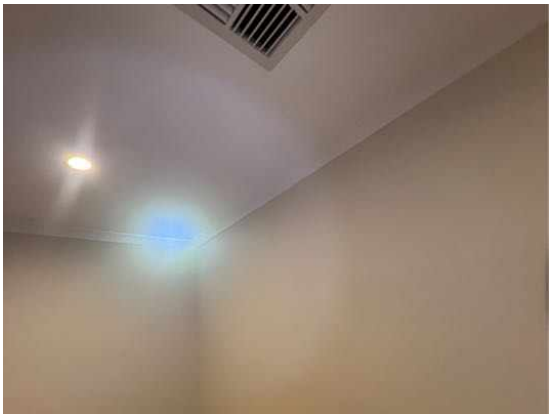




**Noted Item**

Building: Main Building  
Location: Bedroom 2 > All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





**Noted Item**

Building: Main Building  
Location: Bedroom 3 > All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





**Noted Item**

Building: Main Building  
Location: Bedroom 4 > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference





Noted Item

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









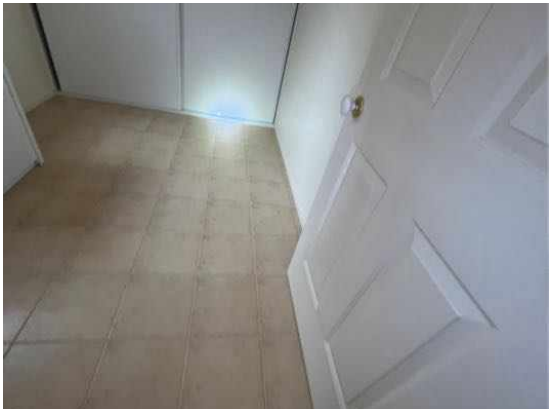
**Noted Item**

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



**Noted Item**

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







### Noted Item

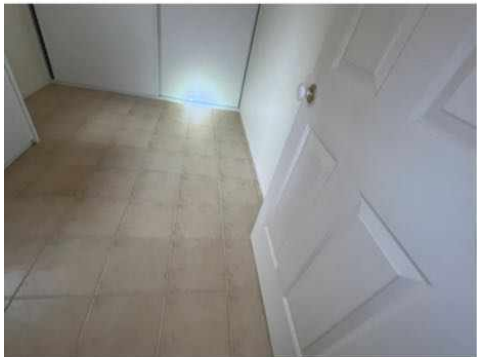
Building: Main Building  
 Location: Family Room > All Areas  
 Finding: Additional Photos - Obstructions and Limitations  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions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





**Noted Item**

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







**Noted Item**

Building: Main Building  
Location: Bathroom > All Areas,Front Left  
Finding: Additional Photos-moisture readings taken from all wet area walls & floors-and found to be within tolerance  
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.





**Noted Item**

Building: Main Building  
Location: Toilet (WC) > All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference



**Noted Item**

Building: Main Building  
Location: All Areas > Centre  
Finding: Additional Photos - Obstructions and Limitations

Information:

These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.









## 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.