Jim's Building Inspections

BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Fri, 13 Mar 2026

Property Address: 13/59 Henry St, Pakenham VIC 3810, 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:	Fri, 13 Mar 2026
Modified Date:	Sun, 15 Mar 2026

The Parties

Name of the Client:	
Name of the Principal(If Applicable):	
Job Address:	13/59 Henry St, Pakenham VIC 3810, Australia
Client's Email Address:	
Client's Phone Number:	
Consultant:	Mohamed Khattab Ph: 0477 660 118 Email: Berwick@jimsbuildinginspections.com.au
	Engineers Australia 10472010
Company Name:	Jim's Building Inspections (Berwick)
Company Address and Postcode:	Pakenham 3810
Company Email:	Berwick@jimsbuildinginspections.com.au
Company Contact Numbers:	0477 660 118

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazard		✔
Major Defect		✔
Minor Defect	✔	

Overall Condition

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

Section B General

General description of the property

Building Type	Residential, Townhouse, Terraced
Company or Strata title	Unknown
Floor	Slab on ground, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Garage
Other Timber Bldg Elements	Architraves, Doors, External Joinery, Internal Joinery, Skirting Boards, Staircase, Window Frames
Roof	Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer (Timber Framed), Timber Framed and Clad, Light Weight Wall Clad
Weather	Fine

Section C Accessibility

Areas Inspected

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

- Wall Exterior

- Interior

- Exterior

- Roof Void - Part

- The Site

- Roof Exterior - Part

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.

- Ceiling Cavity - Part.

- Roof Exterior - Part

- Site - Part.

- Wall Exterior - where neighbouring buildings immediately adjoin.

- Wall exterior due to obstructions.

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

Obstructions and Limitations

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

- Above safe working height

- Appliances and equipment

- Areas of low roof pitch preventing full inspection

- Ceiling linings

- Duct work

- External concrete or paving

- External finished ground level

- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry

- Floor coverings

- Furniture

- Insulation

- Rugs

- Wallpaper or Wall Coverings

- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Defects 3.01

Building:	Main Building
Location:	Kitchen
Finding:	Loose Kitchen Benchtop
Information:	

At the time of inspection, a section of the kitchen benchtop was found to be insufficiently secured to the cabinetry below. When upward pressure was applied from one side, the benchtop was observed to lift, indicating that the fixing or bonding between the benchtop and the supporting cabinet structure is inadequate.

If left unaddressed, a loose benchtop may continue to move during normal use, which can lead to further loosening of fixings, potential cracking of the benchtop material, damage to surrounding cabinetry, or possible injury if the benchtop shifts unexpectedly.

It is recommended that a qualified cabinet maker be engaged to inspect the installation and securely refix the benchtop to the supporting cabinetry using appropriate fixings and bonding methods to ensure the benchtop is stable, properly supported, and safe for ongoing use.

Defects 3.02

Building: Main Building
Location: Powder Room
Finding: Slow Drainage Issue at powder room Vanity Unit Mixer Tap
Information: Upon visual inspection, it was noted that the mixer tap in the powder room's vanity unit was experiencing slow drainage when in use. Water was observed to accumulate in the sink, indicating that the drainage system is not functioning effectively. This issue suggests a possible blockage or restriction within the drainage pipes that may require further investigation.

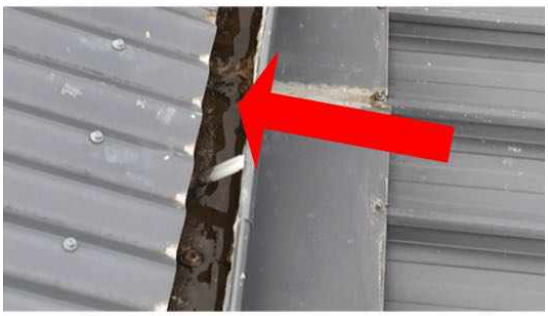
It is recommended that a licensed plumber be engaged to inspect the drainage system and identify the cause of the slow drainage. Prompt action will ensure the issue is resolved effectively, restoring the proper function of the mixer tap and preventing potential long-term damage.

Defects 3.03

Building: Main Building
Location: Gutters
Finding: Gutters - Water pooling
Information: Water was found to be pooling in sections of the roof guttering. This is generally a secondary defect caused by blocked or partially blocked gutters. Such blockages and subsequent water pooling are likely to lead to rust and water damage to associated structures if left unattended.

Any areas of guttering that shows evidence of water pooling should be checked for partial or full blockages and any secondary damage that may have occurred as a result. Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system.

A roofing plumber should be appointed as soon as possible to rectify this issue. It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.



Defects 3.04

Building: Main Building

Location: Rear Elevation

Finding: Water Ponding on Window Head Flashing – Rear Elevation

Information:

At the time of inspection, water ponding was observed on the metal head flashing above the window located at the rear elevation of the building. The horizontal flashing surface appears to have insufficient fall, allowing rainwater to accumulate rather than draining away effectively.

If left unaddressed, prolonged water ponding may accelerate deterioration of the metal flashing and increase the risk of water tracking behind the cladding or window frame. Over time, this may lead to moisture intrusion into the wall assembly and potential damage to internal building elements.

It is recommended that a qualified builder or cladding specialist be engaged to inspect the flashing installation and modify or reinstall the head flashing to provide an adequate fall for proper drainage. Any associated sealing and weatherproofing around the window should also be reviewed and rectified as required to maintain the integrity of the external building envelope.

Defects 3.05

Building: Main Building
Location: All External Areas
Finding: AC Overflow - Not plumbed to suitable drainage
Information: Upon inspection, it was found that the AC overflow is not plumbed or connected to suitable drainage. This could lead to the surrounding area becoming excessively damp, which in turn may cause secondary defects such as rot, rust, corrosion of associated building elements, and the formation of fungal decay. In addition, prolonged damp conditions could create potential slip hazards. Poor site drainage may exacerbate the issue, potentially attracting termite activity to the area.

We recommend that a licensed plumber be appointed to properly plumb the AC overflow and connect it to suitable drainage. This will help ensure that the area remains dry and free from secondary defects.

Defects 3.06

Building: Main Building
Location: External Paving
Finding: Cracking - External Concrete Paving Damage Category 2 - Distinct (less than 3mm)
Information: Distinct cracks were identified in external concrete paving and the garage concrete floors. Distinct cracks are generally found in older concrete paving, and may also present as a trip hazard as consequence of an uneven or curved surface.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

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

Repairs are likely to be required to prevent further cracking and to reduce hazards associated with cracking, such as tripping. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.

Defects 3.07

Building:	Main Building
Location:	Garage exterior
Finding:	Moisture Exposure at Base of Garage External Cladding
Information:	

At the time of inspection, the external wall cladding to the garage was observed to terminate very close to the adjacent concrete paving, with signs of moisture-related deterioration noted at the lower edge of the cladding/base trim. The photos also indicate localised surface breakdown and deterioration to the bottom section, consistent with ongoing exposure to moisture. Based on the observed configuration, rainwater may pond or remain trapped along the base of the wall during wet conditions, increasing the likelihood of repeated wetting to the cladding base.

If this condition is allowed to continue, prolonged moisture exposure at the bottom of the cladding may lead to further deterioration of the cladding or base trim material and may increase the risk of moisture ingress into adjacent wall components. The bottom sill/threshold area of the garage access door also appears to have deteriorated, which

may be related to the same moisture exposure and poor drainage conditions at the base of the wall.

It is recommended that a registered builder assess the base of the garage external wall cladding and the adjacent paving levels/drainage arrangement to determine whether water is ponding against the wall and to provide appropriate rectification. Rectification may include improving drainage or surface falls away from the wall, maintaining suitable clearance between the cladding and paving, and repairing or replacing the deteriorated lower cladding/base trim and the affected bottom door sill/threshold as required.

Defects 3.08

Building: Main Building
Location: Bedroom - Master
Finding: Door - Stiff to slide
Information: The sliding door to the master ensuite was difficult to slide along the associated tracks at the time of the inspection. Restricted function of the affected door may pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

Replacement of door hardware or tracks may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected doors.

Defects 3.09

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

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

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

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

Defects 3.10

Building:	Main Building
Location:	Bedroom 2
Finding:	Door handle - Not latching
Information:	It was noted that the door in 2nd bedroom 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 3.11

Building: Main Building

Location: Bathrooms

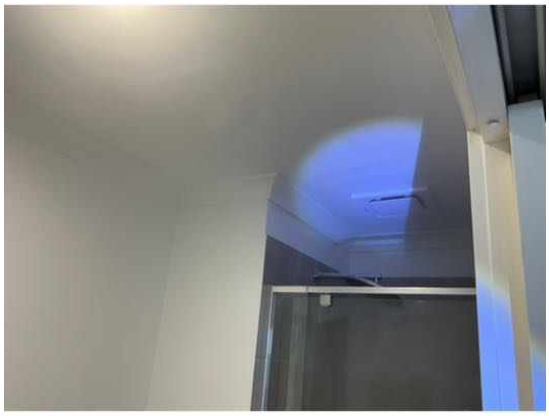
Finding: Bathroom Exhaust Fans – Insufficient Ventilation Capacity

Information:

At the time of inspection, the exhaust fans installed in both bathrooms were tested and found to be operational. However, when the showers were run for an extended period using hot water, the fans appeared unable to adequately extract the steam generated, resulting in significant condensation and fogging within the bathrooms.

Insufficient ventilation capacity can allow excessive moisture to accumulate on wall and ceiling surfaces. If this condition persists over time, it may contribute to elevated humidity levels within the bathroom areas, which can promote the development of mould, deterioration of finishes, and potential moisture-related damage to surrounding building materials.

It is recommended that a licensed electrician be engaged to assess the existing bathroom exhaust fans and consider upgrading them to higher-capacity ventilation units suitable for the size of the bathrooms. The upgraded system should be capable of effectively removing steam and moisture to maintain adequate ventilation and reduce the risk of mould growth.



Defects 3.12

Building: Main Building

Location: Bathroom 2

Finding: Minor Water Escape at Shower Door

Information:

At the time of inspection, the upstairs main bathroom shower was tested and found to be functioning as intended. However, a small amount of water was observed passing beneath the glass shower screen door and accumulating on the bathroom floor outside the shower during use.

Over time, repeated water escaping from the shower area may lead to ongoing moisture on the bathroom floor and could contribute to deterioration of nearby finishes or the potential for mould development if not addressed.

It is recommended that a handyman or shower screen installer install a more effective shower door water strip (weather trim) to improve water containment within the shower enclosure. In addition, the silicone sealant at the base of the shower screen externally should be topped up where required to close minor gaps and improve watertightness.

Defects 3.13

Building: Main Building

Location: Upstairs floor

Finding: Squeaky Floor – Upstairs Hallway Area

Information:

At the time of inspection, the flooring in the upstairs area between the general bathroom and the third bedroom was found to produce squeaking and minor movement noise when walked on.

This condition is commonly associated with timber-framed upper floors in double-storey dwellings and is typically caused by minor movement or friction between the flooring sheets and the floor joists due to inadequate or loosened fixings over time. The issue is generally considered a nuisance rather than a structural concern.

If rectification is desired, a qualified carpenter can be engaged to investigate the affected area. This typically involves lifting the floor covering (such as carpet) and re-securing the flooring sheets to the joists using appropriate screws or fixings to reduce movement and associated noise.

Defects 3.14

Building: Main Building

Location: Roof Void

Finding: Bathroom Exhaust Fans Not Ducted to External Atmosphere

Information: The exhaust fans installed in the bathrooms were observed to be discharging directly into the roof cavity rather than being ducted to the external atmosphere. This configuration does not comply with best practice ventilation standards, as it allows moist air to accumulate within the roof space.

Prolonged moisture build-up in the roof cavity can lead to elevated humidity levels, which may contribute to mould growth, timber decay, and potential damage to insulation or other roof components over time.

It is recommended that a licensed ventilation specialist or electrician be engaged to install compliant ducting that vents the exhaust air to the outside of the building, in accordance with current building regulations and ventilation standards.

Defects 3.15

Building: Main Building

Location: Level 1

Finding: Minor Paint Chipping

Information:

At the time of inspection, minor paint chipping was observed on the external wall corner located outside the general bathroom.

This condition appears to be cosmetic in nature and does not currently indicate a

structural concern. However, chipped paint may affect the overall appearance of the wall surface.

If desired, the affected area can be repainted by a painter to restore the appearance and maintain the finish of the external wall surface.

Defects 3.16

Building:	Main Building
Location:	Front Elevation
Finding:	Gap at Base of Front Exterior Wall
Information:	

At the time of inspection, a gap was observed at the base of the front exterior wall where the brick veneer meets the adjacent cladding and plinth area. The junction between these materials appears to have an opening that has not been properly sealed.

If left unaddressed, such gaps may allow pests, debris, and moisture to enter the wall cavity, which may increase the risk of pest activity or moisture-related issues over time.

It is recommended that a qualified builder or appropriate tradesperson seal the opening using a suitable external-grade sealant or filler to close the gap and improve protection of the wall cavity.




Defects 3.17

Building:	Main Building
Location:	Front Elevation
Finding:	Site drainage - Inadequate
Information:	The site drainage in the front elevation was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.

Defects 3.18

Building:	Main Building
Location:	Kitchen
Finding:	Tap - Loose
Information:	The kitchen tap has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area. Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the plumbing fitting.

Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

D5 Conclusion - Assessment of overall condition of property

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

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

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

Disclaimer

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

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

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

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

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

Section D Significant Items

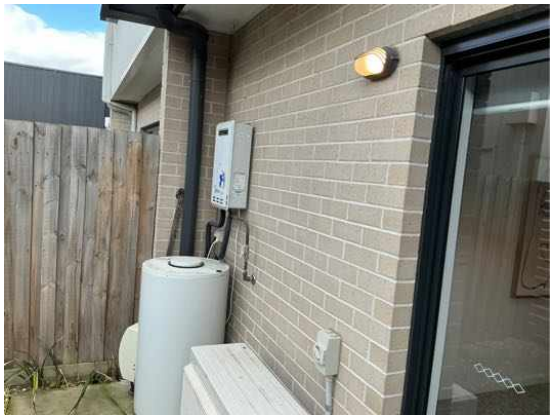
The following items were noted as - For your information

Noted Item

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

Noted Item

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



Noted Item

Building:	Main Building
Location:	Roof Void
Finding:	Obstructions and Limitations - roof cavity
Information:	These photographs are an indication of the obstructions and limitations which impeded the inspection of the roof cavity area of the property at the time of inspection. 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 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.