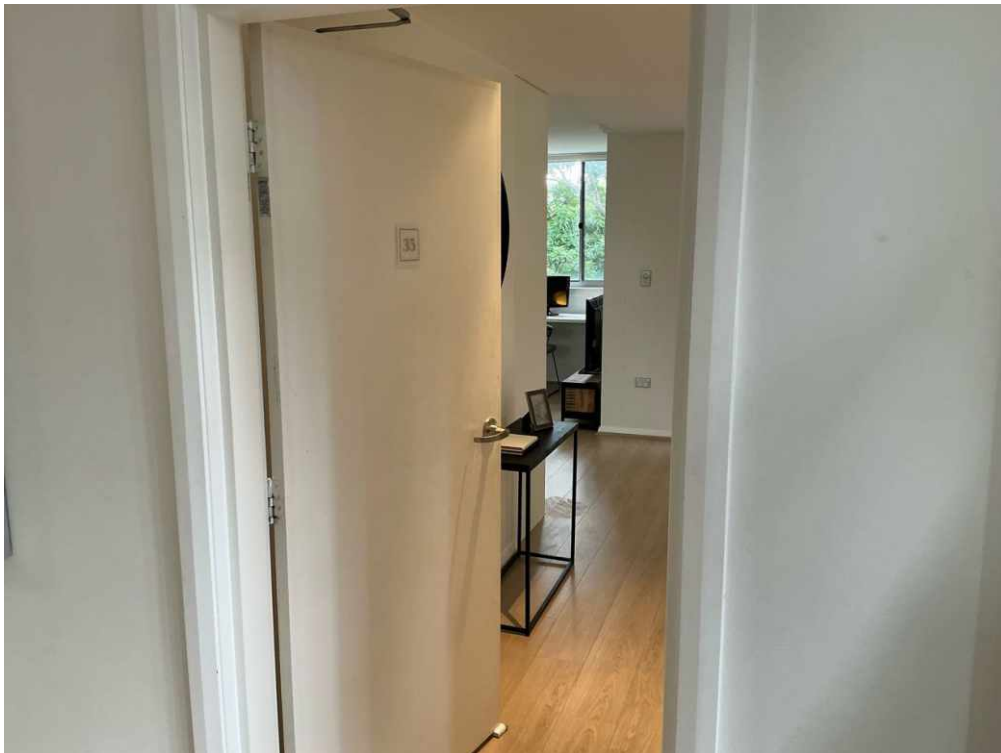




## Building Inspection Report

Inspection Date: Tue, 17 Mar 2026

Property Address: 35/728-730 Pacific Hwy, Gosford NSW  
2250, Australia



## Contents

	The Parties
<b>Section A</b>	Results of inspection - summary
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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

## 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: 35/728-730 Pacific Hwy, Gosford NSW 2250, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Jas Randhawa Ph: 0432 637 637  
Email: Hornsby@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections Hornsby

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Company Address and Postcode: Beecroft 2119

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Company Email: Hornsby@jimsbuildinginspections.com.au

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Company Contact Numbers: 0432 637 637

## 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: 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: This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property. The report must be read in full to clearly understand all items identified as defects in the report.

- 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. The report is only valid for 90 days, where after a re-inspection must take place.

- Where any elevated Structure (deck, balcony, verandah etc) is present, and this elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person.

You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance, that may become necessary, is identified. Care must be taken not to overload the structure.

Nothing contained in this report should be taken as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandah, pergolas, balconies, handrails, stairs and children's play 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 fair condition with some major and minor defects found.

## Section B General

### General description of the property

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Building Type	Apartment, Residential
Company or Strata title	Yes
Floor	Concrete
Furnished	Furnished
No. of bedrooms	1
Occupied	Unoccupied
Orientation	North East
Other Building Elements	Garage
Other Timber Bldg Elements	Architraves, Doors, Internal Joinery, Skirting Boards
Roof	Not Applicable
Storeys	Single
Walls	Concrete Block, Concrete Panel, Cavity Brick
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
- Interior
- The Site
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- 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:

- Appliances and equipment
- Ceiling linings
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture

- Stored items
- Wall linings
- Wallpaper or Wall Coverings

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

### Undetected defect risk

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

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

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

#### Defects 1.01

Building:	Main Building
Location:	All Areas
Finding:	Window Restrictors - Recommended
Information:	Upstairs windows did not have window restrictors installed. Although not a requirement at the time of construction, it is advisable to install window opening restrictors on all second storey windows with sill heights below 1.7 meter and potential fall of 2 meters or more.

If you live in a strata scheme, window safety devices must be installed on all applicable windows by 13 March 2018. Residents with safety devices installed can still fully open their windows but it's recommended that devices be engaged whenever children are present, to prevent falls.



### Major Defect

#### Defects 2.01

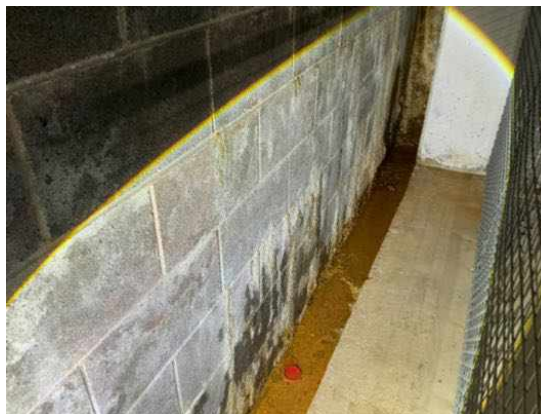
Building: Main Building  
Location: Garage  
Finding: Major Defect – Water Ingress and Moisture Penetration to Basement Walls  
Information: At the time of inspection, significant water ingress and moisture penetration were observed to the basement walls and slab areas. Evidence included widespread damp staining, efflorescence, mineral deposits, and active water seepage along the base of the masonry walls. Rust staining and prolonged moisture exposure were also noted, indicating that this is an ongoing and long-term issue rather than a recent occurrence.

The observed conditions are consistent with inadequate or overwhelmed stormwater drainage systems, resulting in water accumulation and migration through the retaining/basement walls. Prolonged exposure to moisture can contribute to deterioration of building materials, corrosion of embedded elements, potential mould growth, and may impact the durability and serviceability of the structure over time.

It is noted that the Owners Corporation has already engaged contractors to undertake major stormwater remediation works to address these issues, including upgrades to the drainage system, installation of new stormwater pumps, and improvements to overall water management within the basement area. These works are intended to reduce water ponding and improve stormwater discharge capacity. The remediation project is substantial in nature (noted to be in excess of \$400,000) and is scheduled over several weeks.

#### Recommendations / Client Advice

- As rectification works are already planned and in progress under strata management, no immediate additional action is required by the client at this stage.
- The client is advised to review all available strata documentation, including scope of works, warranties, and completion reports associated with the remediation project.
- Upon completion of the works, the client should monitor the affected areas over a 6–12 month period, particularly after heavy rainfall, for any signs of:
  - Ongoing dampness or water ingress
  - New staining or efflorescence
  - Surface deterioration or mould growth
- If moisture ingress persists after completion of the remedial works, further investigation by a hydraulic engineer or waterproofing specialist may be required.
- It is also recommended that the client confirm whether there are any ongoing special levies, defects liabilities, or future capital works associated with this issue through the strata records.



## Minor Defect

### Defects 3.01

Building:	Main Building
Location:	Bathroom
Finding:	Excessive Moisture - Shower Damp
Information:	At the time of inspection, excessive moisture was noted within the shower area, which is a common issue in wet areas due to the continual exposure to water. This condition is typically caused by moisture seeping through grout lines and settling behind tiles, resulting in localised high-moisture zones. Provided there is no evidence of water staining or elevated moisture readings on the opposite side of the wall, this is considered a minor defect.

However, persistently damp conditions may act as conducive conditions for termite activity, as termites are strongly attracted to moisture-rich environments. It is recommended that the client ensures regular use of the exhaust fan and maintains adequate ventilation after shower use to promote drying and reduce long-term moisture build-up, thereby also reducing the risk of attracting termites.



### Defects 3.02

Building:	Main Building
Location:	Living Room
Finding:	Shower Damp - Adjacent Bathroom (Monitoring)
Information:	At the time of inspection, elevated moisture levels were detected on the wall adjacent to the shower area. While no visible water damage or deterioration was noted, the presence of moisture suggests possible seepage or condensation associated with regular shower use.

At this stage, no immediate action is required. However, the area should be monitored over the next 12 months for any signs of deterioration such as staining, bubbling paint, or mould growth. It should be noted that moisture ingress of this nature does not generally resolve without intervention, and at some point remedial works are likely to be required. Should conditions worsen, the client is advised to engage services of a licensed plumber or waterproofing specialist to rectify the issue of moisture before this minor defect turns into major defect.



Defects 3.03

Building:	Main Building
Location:	Balcony
Finding:	Exposed Air Conditioning Services (Wiring/Insulation)
Information:	At the time of inspection, exposed and deteriorated air conditioning services (including insulated piping and associated cabling) were noted adjacent to the external condenser unit. The protective covering appears to be damaged and incomplete, leaving internal components exposed to environmental elements.

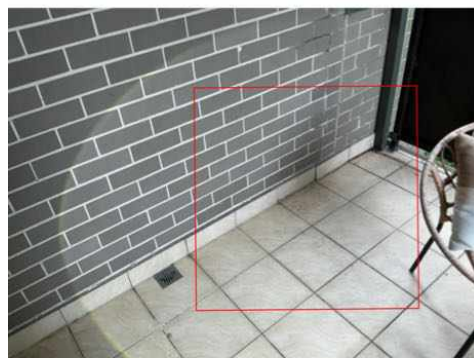
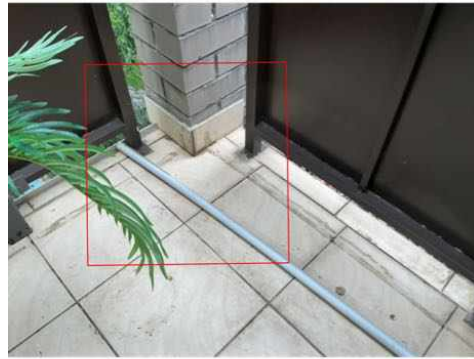
This condition may lead to accelerated deterioration of the insulation, potential damage to electrical components, reduced system efficiency, and increased risk of moisture ingress or failure over time. Exposed services may also present a minor safety risk if further deterioration occurs.

It is recommended that the client engage a licensed air conditioning specialist to properly enclose, repair, and protect the exposed services. This may include replacing damaged insulation, securing the pipework, and installing appropriate conduit or trunking to ensure the installation is safe, durable, and compliant with standard practices.



### Defects 3.04

Building:	Main Building
Location:	Balcony
Finding:	Tiles Coming off & Deteriorating Sealant/Grout
Information:	At the time of inspection, sections of tile were noted to be coming loose, with missing or deteriorated grout and sealant in the affected area. This condition may allow water to penetrate beneath the tiles, leading to potential moisture damage, mould growth, or further tile displacement. Rectification by a qualified tiler is recommended to resecure the loose tiles and reapply grout and waterproof sealant to restore the integrity of the surface.



### Defects 3.05

Building: Main Building

Location: Balcony

Finding: Minor Cracks - Walls (Category 2)

Information: The minor cracks observed on the walls at the time of inspection, which are not a structural concern, could be caused by natural building movement, thermal expansion and contraction, drying shrinkage, or vibrations from nearby construction or traffic. These factors can cause the wall materials to crack over time. While these cracks are cosmetic, it is recommended to have them repaired by a painter to restore the appearance of the walls.



### Defects 3.06

Building: Main Building

Location: Balcony

Finding: Gaps - Exterior Doors

Information: At the time of inspection, gaps were observed along the sides of the door frame. If left unaddressed, these gaps could lead to several issues impacting the functionality and condition of the property.

Unsealed gaps around the frame may compromise weatherproofing and thermal efficiency, allowing drafts and moisture ingress. This can result in higher energy costs due to heat loss, reduced comfort, and potential deterioration of interior finishes. Additionally, moisture intrusion through these gaps can encourage mould growth, damage adjacent building materials, and weaken the overall structural integrity of the installation.

A qualified tradesperson should be engaged to assess and carry out repairs.



### Defects 3.07

Building: Main Building

Location: Garage

Finding: Crack in concrete slab - Category 2

Information: A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.

To be considered Category 2, the approximate width of the crack is less than 2.0mm, or a change in offset of less than 15mm when a 3m straight edge is placed over the defect.

Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.



## Section D Significant Items

### D4 Further Inspections

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

- As identified in summary and defect statements

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

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

- When evaluated against other properties of similar age and construction type at the time of inspection, the condition of this building is described in detail in Section A – Overall Condition (Building). The risk associated with unidentifiable defects is outlined in Section C – Accessibility: Undetected Defect Risk (Building). This provides a clear assessment of both the current state and potential hidden issues that may not be immediately apparent due to inspection limitations.

The inspection also identified the presence of obstructions, as noted in Section C – Accessibility: Obstructions and Limitations. These obstructions may have restricted the inspector's ability to conduct a comprehensive assessment of certain areas. It is essential to acknowledge that while the inspection was thorough, these limitations may impact the certainty with which hidden defects or potential issues are identified.

Key Findings:

- **Minor Defects:** Specific details of minor defects noted during the inspection are provided throughout the report. These minor defects, while not immediately critical, can potentially develop into major defect if not addressed. Each identified defect should be reviewed individually to understand its nature, potential implications, and the recommended corrective actions. Addressing minor defects promptly helps maintain the building's condition and prevents them from escalating into major repairs or safety issues.

- At the time of inspection, the property was found to be in fair condition with a combination of safety hazards, major defects, and minor defects identified. A key safety concern was the absence of window restrictors to upper-level windows, posing a fall risk. The most significant issue noted was ongoing water ingress and moisture penetration to the basement walls and slab, evidenced by damp staining, efflorescence, and active seepage, which is currently being addressed through major strata remediation works. Minor defects included excessive moisture within the bathroom shower area and adjacent wall, exposed and deteriorated air conditioning services, loose and deteriorating balcony tiles and grout, minor non-structural cracking to walls, gaps around external doors, and a Category 2 crack in the garage slab requiring monitoring. Overall, while several issues require monitoring and maintenance, the primary concern relates to the basement water ingress, with other defects considered manageable if addressed in a timely manner.

It is imperative that this report be read in full, as every item and defect has been detailed to provide comprehensive insight into the condition of the property. If any clarification is needed on specific defects or sections within the report, please do not hesitate to seek further explanation. This ensures that the client has a complete understanding of the inspection results and can make informed decisions regarding necessary maintenance, repairs, or further expert evaluations.

The report is designed to equip the client with the knowledge needed to maintain the property's structural integrity and value, and to proactively address potential issues to avoid future complications. Regular maintenance and timely attention to the noted defects will contribute significantly to the longevity and safety of the building.

Note that if the baths, showers, toilets, vanities, kitchens etc. are not used, or have not been used for some time, moisture readings would not vary significantly and this can lead to erroneous results. It is not possible under the visual inspection criteria (under which a pre-purchase inspection is carried out) to categorically determine if there are leaks. If a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, the assumption should be made that the shower may leak.

For further information, advice and clarification please contact Jas Randhawa on: 0432 637 637

## Section D Significant Items

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
 Location: All External Areas  
 Finding: Obstructions and Limitations - External Areas  
 Information: The attached photographs provide a visual representation of the obstructions and limitations that impeded a full inspection of the external areas of the property at the time of assessment. These obstructions, which may include vegetation, stored items, debris, or other physical barriers, can obscure potential defects and prevent a thorough evaluation of the property's condition. Obstructions of this nature can conceal a wide range of issues, such as structural damage, water ingress, pest infestations, or deteriorating building materials, which may not be visible during the initial inspection.

It is essential that these obstructions be cleared to allow for a comprehensive inspection of the external areas. Removing these barriers will enable a more accurate assessment of the property's condition and allow any hidden defects to be identified and addressed promptly. Failure to do so could result in undetected issues worsening over time, potentially leading to more costly repairs in the future.

Therefore, it is strongly recommended that the obstructions be removed and a re-inspection be scheduled once the affected areas are made fully accessible. This will ensure a complete evaluation of the property's exterior and provide the client with a clear understanding of any potential issues that may have been concealed during the initial inspection.



#### Noted Item

Building: Main Building  
 Location: All Internal Areas

Finding: Obstructions and Limitations - Internal Areas

Information: The accompanying photographs provide clear evidence of the obstructions and limitations that restricted a comprehensive inspection of the internal areas of the property at the time of assessment. These obstructions, which may include furniture, personal belongings, stored items, or structural elements such as wall coverings and built-ins, significantly hindered the ability to thoroughly evaluate these areas. It is important to note that such obstructions can potentially conceal a wide array of defects, ranging from hidden structural damage, water leaks, pest infestations, or electrical issues, to deteriorating materials that may not be visible during the initial inspection.

The presence of these impediments means that critical areas of the property were not accessible, and therefore, any underlying defects that may affect the integrity and safety of the property could remain undetected. These hidden defects, if left unaddressed, could worsen over time and may result in costly repairs or pose potential safety hazards to the occupants.

It is highly recommended that all obstructions be cleared to facilitate a complete and thorough inspection of the internal areas. Once the obstructions have been removed and full access is available, a re-inspection should be carried out to ensure that any previously concealed issues can be properly identified and rectified. This follow-up inspection will provide a more accurate assessment of the property's internal condition and help the client make informed decisions about any necessary repairs or maintenance.

In summary, the limitations encountered during the inspection highlight the importance of ensuring full access to all areas of the property to accurately assess its overall condition. A re-inspection is strongly advised once these areas are made accessible.





### Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: FYI - Windows and Doors were tested for Operation  
 Information: During the inspection, all accessible windows and doors were tested to assess their functionality. Some windows and doors, however, were locked or obstructed by furniture, personal belongings, or other impediments, which prevented a complete evaluation of these specific units. For those windows and doors that could be tested, they appeared to operate as intended at the time of the inspection, with no immediate concerns noted regarding their opening, closing, or locking mechanisms.

It is important to highlight that, unless specifically identified in separate defect statements, no remedial work is currently deemed necessary for the tested windows and doors. However, for those that were inaccessible or affected by obstructions, their functionality remains undetermined and may require further assessment once access is made available.

Relevant photos of the tested windows and doors, as well as any noted obstructions, may be found in the additional photos section of the report for further reference. To ensure a comprehensive inspection, it is recommended that any locked or obstructed windows and doors be made accessible for re-inspection, allowing for a full evaluation of their condition and functionality. This proactive step will help identify any potential issues that may need addressing and ensure the long-term operational integrity of the

windows and doors throughout the property.

Condensation on windows can occur at different times of the year, particularly in colder months or high-humidity environments. While no condensation was visible during the inspection, unless mentioned separately in a defect statement, this does not guarantee it won't occur later under varying conditions. Condensation typically forms when warm, moist air contacts cooler window surfaces, potentially leading to mould, wood rot, or damage to frames and seals. To reduce condensation risks, ensure proper ventilation in moisture-prone areas like kitchens and bathrooms, and monitor windows throughout the year to address any issues that may arise.

## Noted Item

**Building:** Main Building  
**Location:** All Areas  
**Finding:** FYI - Plumbing and Electrical - Outside of the scope of this inspection  
**Information:** Plumbing and electrical inspections fall outside the scope of a standard building inspection and must be conducted by a licensed and registered tradesperson with the appropriate qualifications. While the building inspection may highlight visually apparent defects related to plumbing, electrical, and gas systems, it is important to understand that compliance with relevant safety standards and regulations can only be confirmed through a detailed inspection carried out by qualified electricians and plumbers. Legislation requires that these professionals check, document, and certify the compliance of these systems to ensure they are functioning safely and efficiently.

Given the importance of properly functioning plumbing, electrical, and gas systems, it is highly recommended that the client arranges for a comprehensive inspection by licensed tradespeople. This will not only ensure that the systems are working correctly but will also help identify any underlying safety issues that may not be visible during a general building inspection. By doing so, the client can mitigate the risks of potential hazards, avoid costly repairs in the future, and ensure that the property's systems meet the required safety standards.

## Noted Item

**Building:** Main Building  
**Location:** All Areas  
**Finding:** FYI - Taps, Drainage & Toilets Tested and Cabinetry Obstructions  
**Information:** During the inspection, all accessible taps, drainage systems, and toilets were tested for water flow and drainage efficiency, and checked for any visible signs of leakage. At the time of the inspection, no issues were noted in these areas. Unless highlighted in a separate defect statement, no immediate remedial work appears necessary. Supporting images may be found in the additional photos section for reference.

It is important to note that while a visual inspection of cupboards and cabinetry

beneath sinks and vanities was undertaken, stored personal items and fixtures presented obstructions that limited full visibility of the internal areas. As per standard inspection practices, inspectors are not permitted to move or disturb personal belongings during the inspection process. Therefore, only visible and accessible sections were inspected, and concealed water damage or plumbing defects may not have been detected.

Given this, a re-inspection is recommended after all obstructions have been cleared to allow for a comprehensive assessment of these areas. Regular maintenance and monitoring of plumbing and drainage systems is also advised to ensure ongoing functionality and early detection of potential issues.



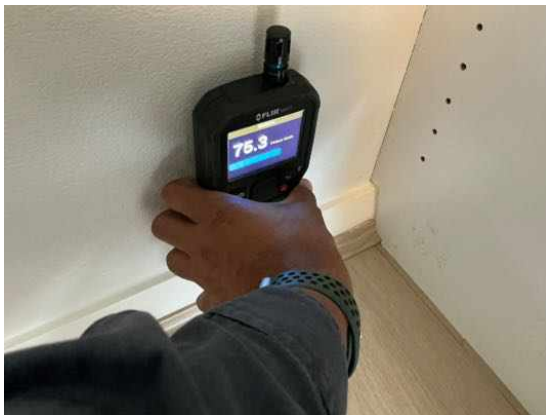


### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Additional Photos - Moisture Meter Readings
Information:	Additional moisture meter reading photos have been provided for the property to offer further clarity on areas tested during the inspection. These photos are intended to give a visual reference for the specific locations where moisture levels were measured. These readings were taken at the time of the inspection to assess any potential moisture-related issues within the property. Any defects related to moisture that were identified during the inspection have been separately mentioned in the defect statements within the report.

It is important for the client to understand that moisture levels can fluctuate over time due to various factors, including changes in weather, humidity, and environmental conditions. While the readings reflect the property's moisture levels during the inspection, they may not represent future conditions, and increased moisture could lead to issues such as dampness, mould growth, or deterioration of building materials if left unmonitored.

For further clarification or additional information regarding the moisture readings, the client is encouraged to contact the building inspector directly. Regular monitoring of moisture-prone areas is recommended to ensure any emerging concerns are addressed promptly, particularly during wetter seasons or in high-humidity conditions.









Noted Item

Building:	Main Building
Location:	Kitchen
Finding:	Electrical Meter Box
Information:	Electrical meter box is located in kitchen cabinets



## Noted Item

Building:	Main Building
Location:	Hallway
Finding:	Smoke Detectors and Alarms
Information:	The reporting on smoke detectors or alarms, including hard-wired smoke detection systems and their compliance with legislative requirements, falls outside the scope of this inspection report. However, based on our experience in the building industry, we feel it is important to highlight the absence or poor condition of smoke detectors as a significant safety concern. While this observation is included as a cautionary note, addressing the presence and condition of smoke detectors should be considered an urgent priority to enhance the safety of the building's occupants.

It is strongly recommended that a further inspection and advisory service be undertaken to assess the sufficiency, type, and location of smoke detectors throughout the property. This should also include testing the functionality of all devices to ensure they are operational and compliant with relevant safety standards. Greater fire safety and detection requirements, including specific placement and type of smoke detectors, apply to commercial buildings, which should be reviewed based on building use and local regulations.

Prior to occupying any building, it is essential to ensure that an adequate number of fully functioning, appropriately positioned smoke detectors are installed. For residential properties, homeowners are advised to test smoke detectors monthly to verify that they are working correctly. Furthermore, it is important to consult and adhere to the relevant guidelines, such as Australian Standard AS3786 and state-specific legislation, which outline specific requirements for smoke detectors and fire safety compliance.

By ensuring the proper installation and regular maintenance of smoke detectors, the

safety of all occupants is significantly improved, providing critical early warning in the event of a fire.



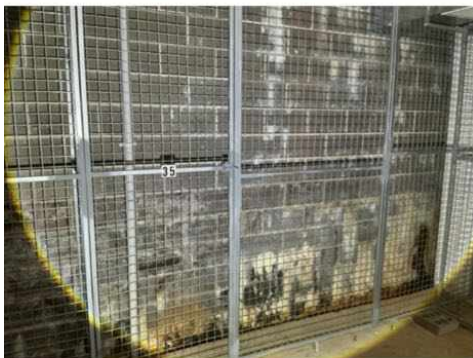
### Noted Item

Building: Main Building

Location: B2

Finding: Allocated Car Spaces & Storage Room

Information: The accompanying photos are provided for your general reference, showcasing the current condition of the car parking spots and storage rooms as observed at the time of inspection. It is important to note that these images are meant to serve as a visual snapshot of the property's features at the time of the assessment. However, the client is strongly advised to confirm all allocations, such as car parking spots, storage rooms, and any associated rights or access, within the terms of the contract. Verifying these allocations through the contract ensures clarity and avoids potential disputes regarding ownership or usage. The photos included are intended to give an overview of the designated areas, but the final details should always be cross-referenced with the contractual agreements for accuracy and completeness.



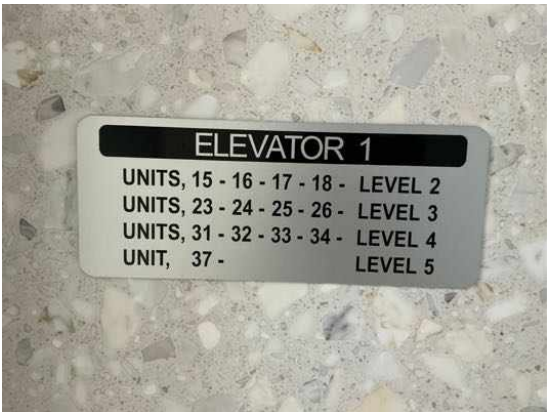
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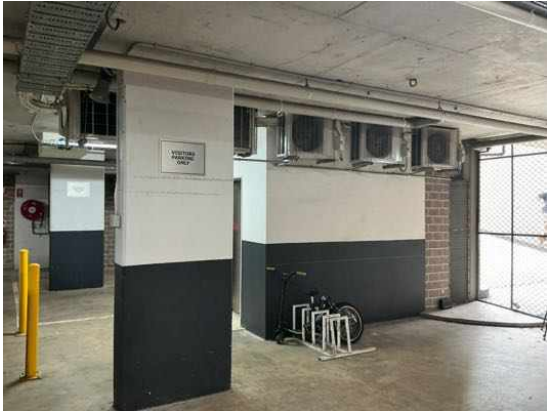
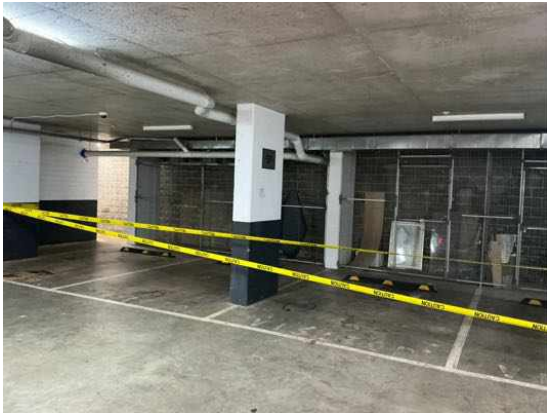
Building: Main Building

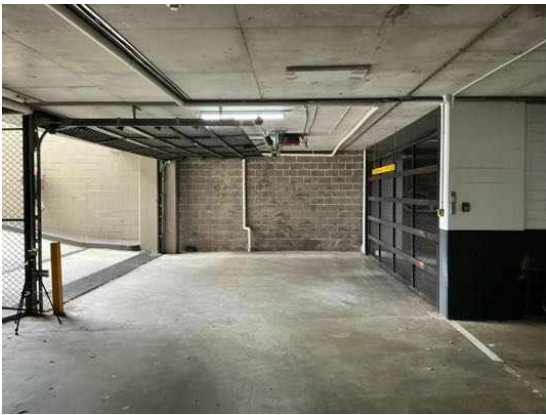
Location: All Areas

Finding: Additional Photos of Common Areas

Information: Additional photos have been provided for your general reference. These images serve as visual documentation of the current condition of the common areas within the building complex at the time of inspection. It is recommended that the client consult with strata management regarding any necessary repairs or maintenance required throughout the complex. These photographs are intended to illustrate the present state of the common areas and should be used as a basis for discussing and prioritizing any needed remedial works with the relevant parties.







## 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.