



## Building Inspection Report

Inspection Date: Mon, 30 Mar 2026

Property Address: 6 Heather Grove, Cheltenham VIC 3192,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 30 Mar 2026

## 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 Heather Grove, Cheltenham VIC 3192, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Vince Paterno Ph: 0498 110 155  
Email: Sandringham@jimsbuildinginspections.com.au

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Company Name: Jim's Building Inspections (Sandringham)

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Company Address and Postcode: Mentone 3194

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Company Email: Sandringham@jimsbuildinginspections.com.au

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Company Contact Numbers: 0498 110 155

### 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
<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

Building Type	Residential
Company or Strata title	No
Floor	Concrete Stumps, Timber Stumps, Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North
Other Building Elements	Carport, Pergola, Porch
Other Timber Bldg Elements	Fascias, Doors, Door Frames, Deck, Architraves, Skirting Boards, Stair Railing, Staircase, Floorboards, Stumps, Veranda Posts, Weatherboards, Window Frames
Roof	Pitched, Tiled, Timber Framed
Storeys	Double
Walls	Weatherboards
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.

- Exterior
- Interior

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.
- Exterior Roof Surface - Second Storey.

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:

- External finished ground level
- Decking
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.

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

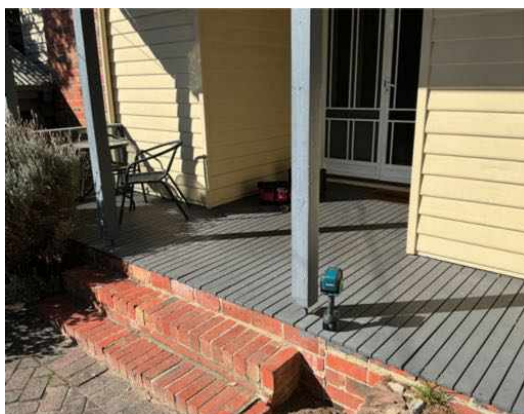
### Safety Hazard

#### Defects 1.01

Building:	Main Building
Location:	Deck front and back
Finding:	External Timber Balcony or Deck - Structural Stability
Information:	The load capacity of the external balcony or deck could not be verified during the inspection, the fencing surrounding the deck is also deteriorated.

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 or deck to inform the client of its load capacity. Regular maintenance inspections by competent practitioners is needed.



#### Defects 1.02

Building:	Main Building
Location:	Gable ends

Finding: Asbestos - Suspected ACM Identified on Site  
 Information: 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.



### Defects 1.03

Building: Main Building  
 Location: Lounge Room  
 Finding: Fireplace  
 Information: It is beyond the scope of this inspection report to comment on fireplaces, we recommend a professional chimney sweep check the safety of this fireplace prior to use.



## Major Defect

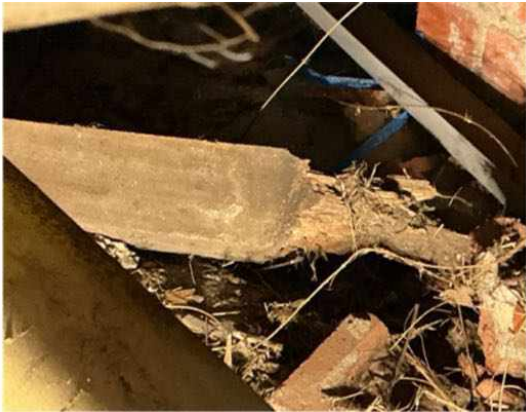
### Defects 2.01

Building:	Main Building
Location:	Subfloor
Finding:	Timber stumps - Suspected deterioration
Information:	It was noted that the property has timber stumps. Inspection of the condition of the timber stumps - below the surface of the ground - is excluded from the scope of this report. However, it is suspected that several timber stumps are deteriorating, evidenced by secondary defects such as uneven flooring, visually-observable subsidence or major cracking within the property. Even without these secondary defects, deteriorated stumps may still be present.

Where timber stumps are failing, a high degree of maintenance or even replacement of stumps may be required in the short- to medium-term future. It is probable that there is some degree of wood rot or deterioration beginning to occur in areas that are currently inaccessible for inspection. Timber stumps are no longer used in current building practices due to their susceptibility to wood rot and deterioration over a prolonged period of time.

The client should be prepared that in purchasing a property with timber stumps, that the need to restump the property in the short- to medium-term future is highly likely, which involves expensive works.

A registered builder specialising in re-stumping may be appointed to provide a more invasive inspection of the timber stumps and provide estimates on any works that may be required.



## Minor Defect

### Defects 3.01

Building: Main Building

Location: All Areas

Finding: Additional Photos and Obstructions and Limitations

Information: These are additional photographs and photographs of the obstructions and limitations inside and outside (furniture, landscaping etc) which may impede full inspection of the property at the time of inspection. These obstructions can hide an array of defects and may be removed to allow full inspection to be carried out. A re-inspection may be made if clients require once the areas are made accessible.











## Defects 3.02

Building: Main Building

Location: Carport

Finding: Wood rot

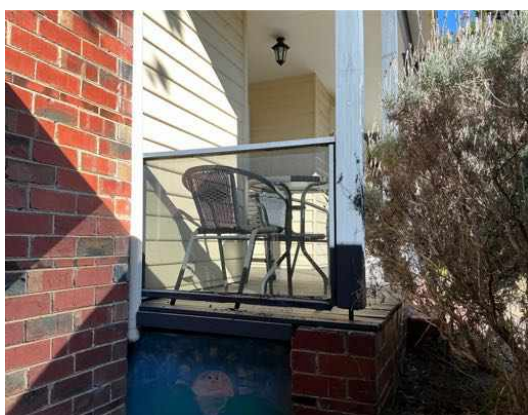
Information: This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the 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 3.03

Building:	Main Building
Location:	All Areas
Finding:	Roof plumbing - Rusted or deteriorated
Information:	The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



### Defects 3.04

Building:	Main Building
Location:	Exterior walls - right side
Finding:	HWS Overflow - Not Connected
Information:	The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

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



### Defects 3.05

Building:	Main Building
Location:	All Areas
Finding:	Weatherboards - Rotting
Information:	The external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.





### Defects 3.06

Building:	Main Building
Location:	Rear Elevation
Finding:	Light fitting - Damaged
Information:	The light fitting in this area was found to be damaged at the time of inspection. Damage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate).

Left unmanaged, the fitting is unlikely to cause further damage to surrounding building elements. However, the broken light fitting may expose electrical works, and may create a minor safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the damaged fitting is advised. A Licensed electrician should be appointed to repair/replace the light fitting at the client's discretion.



### Defects 3.07

Building: Main Building

Location: Rear Elevation

Finding: Fencing - Deteriorated

Information: It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame.

If left unattended, it is likely that further damage will occur. It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



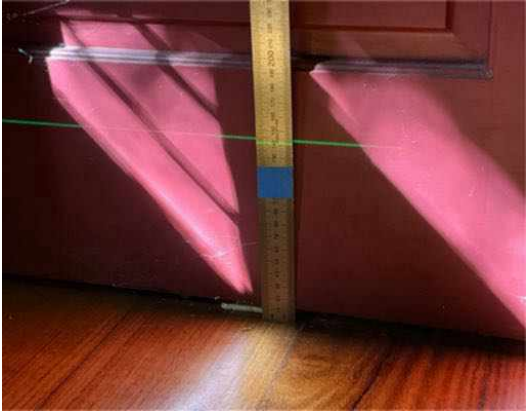
### Defects 3.08

Building: Main Building  
Location: All Areas  
Finding: Flooring - Uneven  
Information: The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months), it is likely that this defect has been caused by expected movement of the foundations of the property.

However, where flooring is uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising in re-stumping.



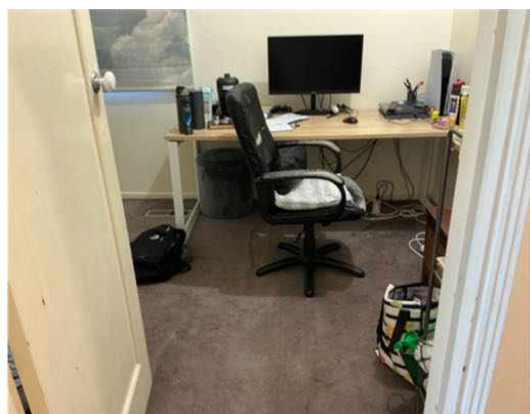


Defects 3.09

Building: Main Building  
Location: All Areas  
Finding: Floors - bouncy  
Information: The internal flooring in this area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.



### Defects 3.10

Building: Main Building  
Location: Dining Room  
Finding: Building element - Damaged  
Information: Evidence of damage was identified to the ceiling plaster in this area, a qualified plasterer and or painter should be engaged in order to repair this damage.



### Defects 3.11

Building:	Main Building
Location:	Kitchen
Finding:	Rangehood -not working
Information:	the range hood was not working at the time of inspection.

Without a functional fan, a build-up of grease and evaporative moisture is likely to accelerate deterioration of the range hood and associated flue. This potential build up may also create a minor fire hazard, particularly if left uncleaned.

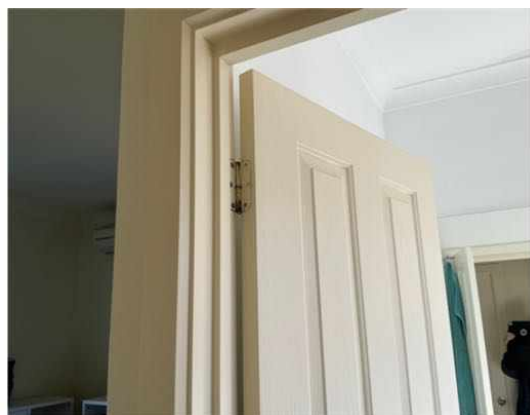
A licensed electrician should be appointed to replace the fan on the range hood to restore it to a fully operational state.



### Defects 3.12

Building:	Main Building
Location:	Bathroom
Finding:	Door - Loose hinges
Information:	Doors that are not level and fully operational were found. Upon further inspection, it was noted that the hinges to the door has deteriorated over time and, as a result, has come loose from their original fixing. To improve operation of the affected door, a general handyman may be appointed to replace the faulty hinges. Such works should

be completed at discretion of the client.



### Defects 3.13

Building: Main Building

Location: Bathroom

Finding: Floor tiles - Cracked

Information: Cracking in the floor tiles was evident in this area at the time of inspection. It is suspected that this cracking has occurred as a result of the floor being uneven and lacking a solid or suitable foundation for the tiles to be laid on. Settlement in the floor foundations may also have caused movement and resulted in the cracking of tiles in this area.

Cracked tiles throughout the household detract from the overall appearance of the affected areas, as well as creating potential for water penetration to adjoining building elements. If left unmanaged, water damage may occur as a result of constant water penetration over a prolonged period of time.

While not considered a matter of urgency, replacement of cracked floor tiles is advised as a solution. A tiling contractor or general handyperson may be appointed to perform these works at client discretion. Where cracks become more numerous, consultation with a registered builder specialising in re-stumping may be required.





### Defects 3.14

Building:	Main Building
Location:	Bedroom - Master
Finding:	Cracking - Damage Category 2 - Noticeable (up to 5mm)
Information:	Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.



### Defects 3.15

Building: Main Building  
 Location: Entry  
 Finding: Painted surface - Bubbling  
 Information: Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



### Defects 3.16

Building: Main Building  
 Location: Bathroom  
 Finding: Building element - Swollen  
 Information: Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a

result. The formation and development of mould/fungi or mildew is also a likely consequence of excessive moisture, which may pose major respiratory issues for occupants, particularly the elderly, the very young and those with existing illnesses and could be potential health safety hazards. In these cases an appropriately qualified inspector/tester should also be contacted for advice and/or technical assistance.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major repair works if prolonged.

Rectification of the cause of the water leak should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary. Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.



### Defects 3.17

Building:	Main Building
Location:	Bathroom
Finding:	Door handle - Not latching
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 3.18

Building:	Main Building
Location:	All Areas
Finding:	Insulation - Inadequate
Information:	Upon inspection of the roof void it was noted that there is a lack of adequate insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for

electric shock if contact is made with exposed or faulty electrical wiring.



### Defects 3.19

Building:	Main Building
Location:	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

- As identified in summary and defect statements
- Licensed Plumber specialising in Roof Plumbing
- Registered/Licensed Builder

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

- On inspection, a major defect, some minor defects and maintenance items were found as listed in the report. Please use this report as a maintenance list to rectify the defects found.

Please be aware that without attention, some minor defects may become major defects.

Many elements around the home including but not limited to paintwork, plaster, fencing, floor tiles and more have deteriorated with extensive renovation required throughout. Renovations and repairs may be carried out at the clients convenience.

The major defect is the timber stumps that were found to the subfloor area, timber stumps have the propensity to rot in the ground and will need to be replaced in the short term. This may prove costly to potential purchasers

There was no evidence of a previous termite treatment; we recommend installation of a preventative treatment to all properties.

Please read the report in full and contact me with any questions.

For further information, advice and clarification please contact Vince Paterno on: 0498 110 155

### Section D Significant Items

The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: Interior exterior  
Finding: Deteriorated elements  
Information: It was identified that many items around the home have suffered from environmental effects and wear and tear with replacement required.

Secondary defects are likely if the issue is not addressed.

Elements such as bolts and structural brackets may require the services of a builder where replacement is required other wise a carpenter or handy man can attend to the more general replacement requirements such as loose hinges, door handles, damaged plaster fixtures etc.





### Noted Item

Building: Main Building  
 Location: Electrical Switchboard  
 Finding: Termite Management System - no evidence of a chemical installation  
 Information: The application of a post-construction chemical termite barrier is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Warranty - Expired  
Information: Where appliances are beyond their warranty period, the owner should be prepared to meet the cost of replacement or repair of the item at any time. The operation of the appliance can not be guaranteed and further inspection by an appropriately qualified tradesperson may be required.





## 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.