



## Building Inspection Report

Inspection Date: Tue, 18 Nov 2025

Property Address: 1 Derwent Ave, Margate TAS 7054,  
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Tue, 18 Nov 2025

Modified Date: Thu, 20 Nov 2025

## 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: 1 Derwent Ave, Margate TAS 7054, Australia

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Client's Email Address:

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Client's Phone Number:

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Consultant: Ash Ruscoe Ph: 0493 985 075  
Email: Sandybay@jimsbuildinginspections.com.au

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Builders Licence CC6482

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Company Name: Jim's Building Inspections (Sandy Bay)

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Company Address and Postcode: Tolmans Hill 7007

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Company Email: Sandybay@jimsbuildinginspections.com.au

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Company Contact Numbers: 0493 985 075

## 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	Detached, Residential
Company or Strata title	Unknown
Floor	Brick Stumps or Piers, Chipboard, Strip Footings
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	West
Other Building Elements	
Other Timber Bldg Elements	Doors, Door Frames, Deck, Internal Joinery, Skirting Boards, Window Frames, Veranda Posts
Roof	Pitched, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - 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.
- Areas of skillion or flat roof - no access
- Roof Exterior - Part

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

### Obstructions and Limitations

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

- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings

- Insulation
- Lack of clearance - subfloor
- Solar Panels
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- 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: **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

No evidence was found

### Major Defect

#### Defects 2.01

Building: Main Building  
Location: Bathroom  
Finding: Bathroom - water leak  
Information: In the main bathroom there were elevated moisture readings to the floor around the outside of the shower. The plasterboard beside the shower has elevated moisture readings. There is some deteriorated silicone inside the shower. There are also elevated moisture readings to the hallway backing onto the shower. Inspection in the subfloor shows there is leaking from under the shower base and elevated moisture readings. In the subfloor there is also water staining and mould to the flooring underneath the shower, the room next door and the hallway. Water was dripping from the shower waste.

Recommend client engage a Lic Builder (who specialises in bathrooms) to investigate and rectify, as soon as possible.

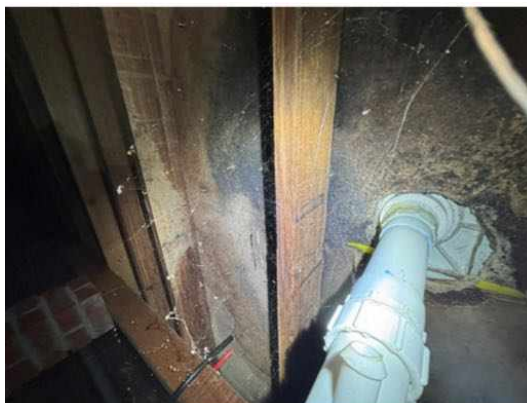
This will likely require partial demolition and reconstruction of this bathroom.

If not rectified, water will continue to ingress and may lead to further water damage and deterioration of the surrounding building elements if the water proofing membrane is not intact or absent. However our non invasive inspections is unable to determine the adequacy of the water proofing membrane. Tiles, grout and sealents are used to protect building materials to ensure that they are water-tight and prevent water penetration to the associated structures.









## Defects 2.02

Building: Main Building

Location: Ensuite

Finding: Ensuite - water leak

Information: There is water damage and elevated moisture readings to the plasterboard beside the shower and on the bathroom and bedroom side of the wall. There have been some silicone repairs. There is elevated moisture outside of the shower to the vinyl. In the subfloor there is extensive water staining and mould to the under side of the sheet flooring. The shower silicone has deteriorated. The ensuite shower door is binding on the bottom, it may be able to be adjusted at the mounting points. The subfloor access under here was quite tight and pipes prevented moisture checks to the entire affected area. There was also some mould in the bottom of the cupboard that backed onto this bathroom, that may be related.

Recommend client engage a Lic Builder (who specialises in bathrooms) to investigate and rectify, as soon as possible.

This is likely to require partial demolition and reconstruction.

If not rectified, water will continue to ingress and may lead to water damage and deterioration of the surrounding building elements if the water proofing membrane is not intact or absent. However our non invasive inspections is unable to determine the adequacy of the water proofing membrane. Tiles, grout and sealants are used to

protect building materials to ensure that they are water-tight and prevent water penetration to the associated structures.









## Minor Defect

### Defects 3.01

Building:	Main Building
Location:	Front Living Room
Finding:	Window latches damaged
Information:	The window latches in the front 2nd living room are damaged and not easy to open.

Recommend client engage a Handy Person to rectify at clients convenience.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also 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.





### Defects 3.02

Building: Main Building  
 Location: Entry foyer room  
 Finding: Door handle loose  
 Information: In the entry foyer room the door handle is loose. This impedes the function of the door.

Recommend client engage Handy Person to rectify at clients convenience.

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



### Defects 3.03

Building: Main Building  
 Location: Kitchen  
 Finding: Laminate damaged to kitchen cabinet  
 Information: In the kitchen there is damage to the laminate of the cabinet under the kitchen sink.

Recommend client engage a Handy Person to paint at clients convenience to prevent moisture ingress.



### Defects 3.04

Building: Main Building  
 Location: Kitchen  
 Finding: Draw handle loose  
 Information: In the kitchen the draw handle was loose. This impedes the function of the draw.

Recommend client engage Handy Person to rectify at clients convenience.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.



### Defects 3.05

Building: Main Building  
 Location: Hallway  
 Finding: Smoke Alarm  
 Information: For your information, the smoke alarm in the hallway has only a base attached to the ceiling, the smoke alarm has been removed.

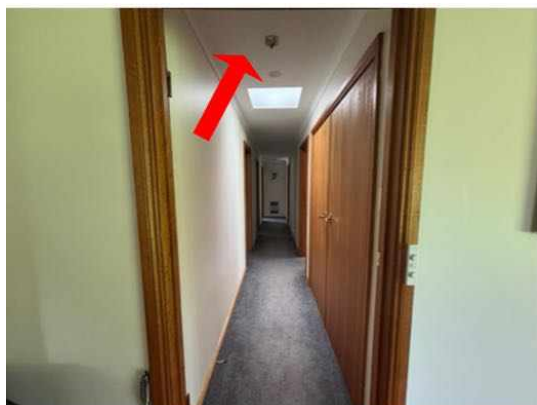
Only working smoke alarms save lives.

Please note that this defect is highlighted as a caution only. We suspect, based on our

experience in the building industry, that the absence of smoke detectors, or their poor condition, should be addressed as a matter of urgency to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Modern building standards would require hard wired and interconnected smoke alarms. This older property is not required to have this, but I still recommend that you install smoke alarms to meet these current standards. Recommend client engage a Lic electrician to install prior to occupation.



### Defects 3.06

Building:	Main Building
Location:	Internal bedroom
Finding:	FYI internal bedroom
Information:	FYI the internal bedroom has a window that opens to the entertainment area. It has also been fitted with a sky light. This may not meet current building standards, however this is not a new construction report.

There are rules in the NCC ( Building Code) that do allow a room to access daylight and ventilation in various ways if they don't have an openable window. These include items like skylights (which it has) , borrowed light and ventilation from an adjoining room or area (receiving some) and mechanical ventilation (somewhat has with the ducted heating).

If this were a new construction, the building surveyor would have had to assess the plans and approve or not approve. Maybe this was approved.

I have to assume it was approved, and am not considering a defect.



### Defects 3.07

Building:	Main Building
Location:	Bathroom
Finding:	Bathroom vanity cabinet water leak
Information:	In the bathroom vanity cabinet there is corrosion and evidence of water leak from the stop cock. It appeared to be dry at the time.

Recommend client engage a Lic Plumber to inspect and rectify if required when attending for other items.

Internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are potential outcomes where a water leak is left unattended. In extreme cases, structural damage may develop due to a prolonged water leak.



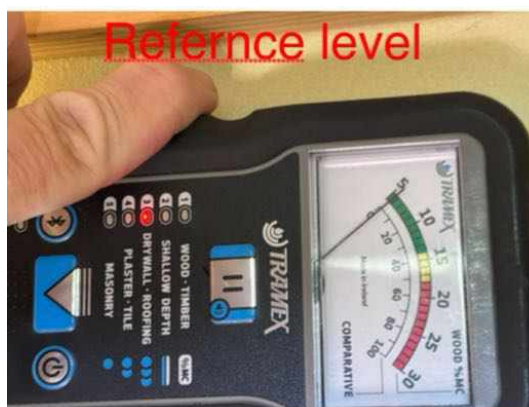
**Defects 3.08**

Building: Main Building  
 Location: Back bedroom to the deck  
 Finding: Mould  
 Information: In the back bedroom to the deck, there is mould in the lower section of the robe. This robe backs onto the ensuite. The mould will need to be treated and then painted, (after the ensuite issues has been rectified).

Recommend client engage a Handy Person to rectify as soon as practicable.

Mould can cause health related issues.





### Defects 3.09

Building:	Main Building
Location:	Back bedroom to the deck
Finding:	Sliding door latch is broken
Information:	The sliding door latch is broken to the back bedroom with the deck. This impedes the function of the door.

Recommend client engage Handy Person to repair as soon as practicable.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.



### Defects 3.10

Building: Main Building  
Location: Back bedroom to the deck  
Finding: Blind cord missing  
Information: In the back bedroom to the deck, the blind cord is missing. This impedes the function of the blind.

Recommend that client engage a Handy Person to rectify as soon as possible.



### Defects 3.11

Building: Main Building  
Location: Internal bedroom  
Finding: Internal bedroom - flooring  
Information: In the internal bedroom, the robe doesn't have carpet. However it does have vinyl over cement sheet flooring underlay, on top of chipboard. The flooring underneath this area is stained in the subfloor and there is evidence of previous water damage. There is some discoloration to the plasterboard.

This area backs onto the main bathroom where a leak has been identified. It is recommended that the flooring in the robe be removed, when carrying out other investigations for the shower that backs onto this robe.





### Defects 3.12

Building:	Main Building
Location:	Entertaining Area
Finding:	Door damaged
Information:	The toilet door near the entertainment area has been damaged.

Recommend client engage a Handy Person to rectify at clients convenience, to prevent any further damage.

Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.



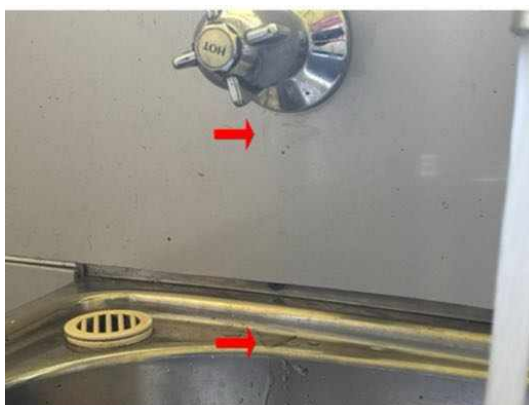
### Defects 3.13

Building:	Main Building
Location:	Laundry
Finding:	Tap dripping
Information:	The hot tap in the laundry is dripping.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are potential outcomes where a water leak is left unattended. In extreme cases, structural damage may develop due to a prolonged water leak.

Photos are indicative only (not all photos are shown).



### Defects 3.14

Building:	Main Building
Location:	Laundry
Finding:	Non orthodox plumbing repairs
Information:	Under the laundry sink there are unorthodox plumbing repairs.

Plumbing is a Licensed trade. All plumbing works should be carried out by a Lic Plumber. It was not wet at the time of inspection, but I only ran the sink for a short time.

Recommend client engage a Lic Plumber to inspect and rectify when attending for other items.

Internal water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are potential outcomes where a water leak is left unattended. In extreme cases, structural damage/subsidence may develop due to a

prolonged water leak.



### Defects 3.15

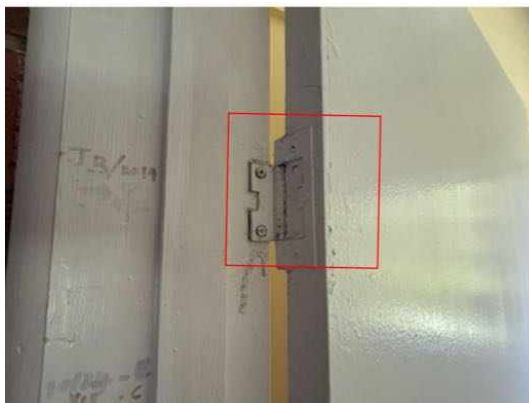
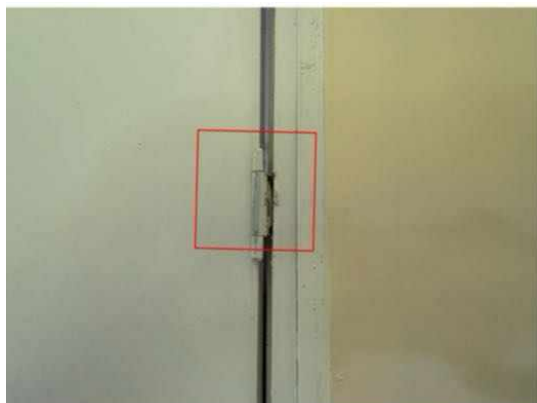
Building: Main Building

Location: Laundry

Finding: Door binding

Information: The laundry door is binding on the top of the door, also the hinge is loose or is bent. This defect inhibits the function of the door, and can cause further damage to the door and door frame if not rectified.

Recommend client engage a Handy Person to rectify at clients convenience.



### Defects 3.16

Building:	Main Building
Location:	Roof void
Finding:	Evidence of ants, vermin & birds - roof void
Information:	In the roof void there was evidence of birds, mice, rats and lots of ant activity at the time of the inspection.

Vermin can cause issues ranging from smells and stains through to physical damage to wiring and other elements in the roof void.

Birds can cause secondary damage via their waste, and potential damage to building elements and disruption to occupants due to the noise.

Recommend client engage a Lic Pest Controller to investigate and remedy as soon as possible.



Defects 3.17

Building: Main Building  
 Location: Entertainment Area  
 Finding: Sliding door latch broken  
 Information: The sliding door latch is broken in the entertainment area. This impedes the function of the door.

Recommend client engage handy person to repair at clients convenience.



### Defects 3.18

Building: Main Building  
 Location: Front porch  
 Finding: Eaves sheeting sagging  
 Information: In multiple locations the eaves sheets are sagging. Possibly insufficient framing beneath to support the span. The eaves trim prevents vermin entry and paint to eaves protects them from window blown rain.

Recommend client engage a Handy Person the rectify as clients convenience.

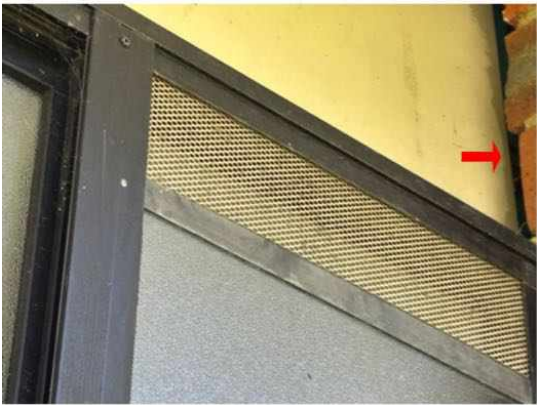




**Defects 3.19**

Building: Main Building  
Location: Rear entertainment area  
Finding: Renovation works incomplete  
Information: In the rear of the entertainment area there are some unfinished works. The toilet and laundry windows are incomplete, there are gaps to the infill panel that can allow vermin entry. Also the glass bricks have a gap in them, that could allow vermin entry.  
  
Recommend client engage a Handy Person to rectify at clients convenience.





Defects 3.20

Building: Main Building  
 Location: Deck  
 Finding: Wood rot / timber decay  
 Information: The rear ramp appears to be built directly onto the ground and some timbers are rotting. Also some deck boards are bouncing.

Recommend client engage a Carpenter to rectify as soon as possible.

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.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements.

Paint is the only protection the timbers have from water ingress.



### Defects 3.21

Building: Garage  
 Location: Garage  
 Finding: Unfinished painting to exterior

Information: On the garage there are unfinished paint works to the eaves sheets and trim.

Recommend client engage a Handy Person to rectify as soon as practicable.

Unpainted building materials that have frequent exposure to rain and other weather conditions deteriorate at an accelerate rate.

Early intervention and regular maintenance will prolong the useful life of these building elements.

Paint is the only protection that timbers have from water ingress.



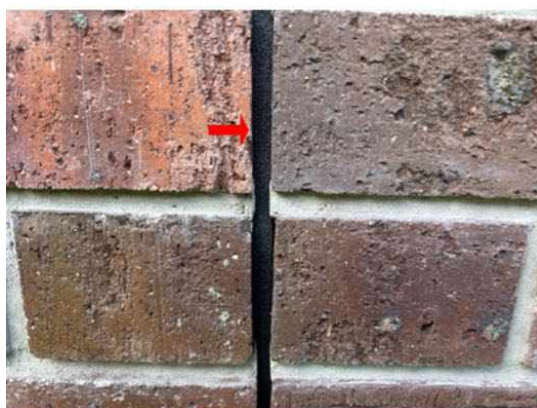
**Defects 3.22**

Building: Garage  
 Location: Garage  
 Finding: Articulation Joints/Control Joints unfinished  
 Information: In multiple locations on the garage the articulation/control joints to the brickwork, have not had the top layer of foam removed and sealant applied.

Recommend client engage a Handy Person to remedy as soon as practicable.

Control joints fills joints and intersections between bricks in masonry walls and structures, if not rectified gaps will allow water ingress to the surrounding building elements.

Photos are indicative only (not all photos are shown).



### Defects 3.23

Building: Main Building  
 Location: Front of house  
 Finding: Down pipe broken  
 Information: There is a broken down pipe to the front of the house.

Recommend client engage a Lic Plumber to rectify as soon as possible.

Failure to rectify could lead to deterioration of the surrounding building elements as the water is discharging to the footings of the house. This could eventually cause subsidence.



### Defects 3.24

Building:	Main Building
Location:	Roof exterior
Finding:	Gutters & underneath the solar panels need cleaning
Information:	Some gutters and underneath of the solar panels require cleaning.

Recommend client engage a Handy Person to rectify as soon as possible.

Recommend client ensure that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

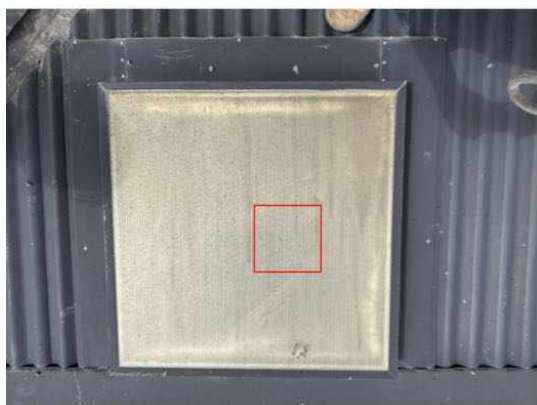


Defects 3.25

Building: Main Building  
 Location: Roof exterior  
 Finding: Skylights deteriorated  
 Information: There is a sky light fitted to the kitchen area and also the internal bedroom. The top of the skylights are made of plastic coreflute material. The top layers of coreflute have started to deteriorate, as they have been damaged by UV which causes holes. This happens to these skylights eventually.

Recommend client engage a Handy Person to rectify as soon as practicable.

Failure to rectify will allow water into the roof eventually.



### Defects 3.26

Building: Main Building  
 Location: Roof exterior  
 Finding: Water pooling to gutters  
 Information: The gutters to the front verandah has water pooling. Water pooling can cause corrosion.

Recommend client engage a lic plumber to rectify as soon as possible.

Recommend client ensure that at all gutters be maintained on a frequent basis to

ensure the condition of roof plumbing.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Such moisture can cause rust and decay of the associated building materials. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.



### Defects 3.27

Building:	Main Building
Location:	Roof exterior
Finding:	Wood heater flashing
Information:	The wood heater flashing on the entertainment area roof is in very poor condition and is at risk of leaks.

Recommend client engage a Lic Roof Plumber or wood heater installer as soon as possible to repair.

Water leaks can be detrimental to surrounding building elements. Rust, corrosion, decay and water damage are potential outcomes where a water leak is left unattended. In extreme cases, structural damage may develop due to a prolonged water leak.

Photos are indicative only (not all photos are shown).



## Section D Significant Items

### D4 Further Inspections

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

- This 4 bedroom, 2 bathroom property is in fair condition when compared to other properties of similar age and construction style that have been well built and maintained.

Overall there were no major structural defects. However both the showers are leaking and affecting the surrounding areas and building materials.

There are minor maintenance items that need attention. There are some indications of owner built or unfinished works to the property.

The following was identified:

Safety Hazards: Nil

Major Defects:

Leaking showers x 2. Both showers have major defects in that they have been leaking into the subfloor and adjacent rooms and walls to some extent. Recommend client engage a Lic Builder (who specialises in bathrooms) to investigate and rectify, as soon as possible.

Minor Defects: Summary of MAIN minor defects are listed below.

(Important: Client must refer to the main body of the report to view ALL minor defects with detailed information and photos). Only the main minor defects are listed below).

Recommend client engage a Lic Plumber to rectify asap:

- \* Bathroom vanity cabinet water leak.
- \* Laundry tap dripping.
- \* Unorthodox plumbing repairs using duct tape under the laundry sink.
- \* Broken down pipe.
- \* Water pooling to gutters at the front.
- \* Wood heater flashing in poor condition.

Recommend client engage a Handy Person to rectify asap:

- \* Gutters and underneath solar panels require cleaning.

Recommend client engage a Pest Contractor to rectify asap:

\* Evidence of ants, vermin & birds in roof void.

For further information, advice and clarification please contact Ash Ruscoe on: 0493 985 075

## Section D Significant Items

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

#### Noted Item

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



#### Noted Item

Building: Main Building  
 Location: All Internal Areas  
 Finding: Additional Photos - Obstructions and Limitations  
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be

carried out. A re-inspection is recommended once the areas are made accessible.





**Noted Item**

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





### Noted Item

Building: Main Building

Location: Subfloor

Finding: Additional Photos - Obstructions and Limitations

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





### Noted Item

Building: Main Building

Location: Living Room

Finding: Wood Heater

Information: FYI in the living room there is a wood heater fitted. Inspection of the wood heater is outside the scope of this report. Recommend that the client engage a Wood Heater and Flue Specialist to check the condition of the fire box and flue, to ensure safety before the wood heater is used. Faulty wood heaters and flues can cause health and fire risks.

Additionally, there were some cracks to the wood heater hearth tiles (unfortunately the photo didn't come out).

Also there were some modifications to the roof trusses where the flue exited. These look substantial.

Recommend Client monitor for signs of deflection (slump). If there is any increase recommend Client engage a Lic Builder to investigate and rectify as soon as possible.





**Noted Item**

Building: Main Building  
Location: Bathroom  
Finding: FYI bathroom shower tray  
Information: FYI the shower tray in the bathroom is pitted and scratched and had a fine coating. It almost appears like crystallization of salts. Possibly the tray has become porous and this may be contributing to water damage in the subfloor. Or maybe residue from a cleaning product.





**Noted Item**

Building: Main Building  
Location: BBQ area  
Finding: BBQ area roof - unorthodox  
Information: FYI there have been some poor repairs to the bbq area roof. There is no flashing where this roof meets the fascia. This will make it more prone to leaking, but is an "outdoor area" and some water may get in.





## 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.