



BEFORE YOU BUY

BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Sat, 10 Jul 2021

Property Address: SAMPLE REPORT - PRE PURCHASE



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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: Sat, 10 Jul 2021

The Parties

Name of the Client: SAMPLE REPORT - PRE PURCHASE

Name of the Principal(if Applicable):

Job Address: SAMPLE REPORT - PRE PURCHASE

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name: Jim's Building Inspections

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

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

The following apply: Please note, in instances photos may not be all encompassing and may only represent a typical type of item found at the time of inspection, this also includes photos of limitations and obstructions. Refer to Section D5 for more specific details and read the report fully, following the recommendations to ensure the longevity of the dwelling. This report does not provide a cost of repair on any safety hazards, major defects, minor defects substandard, incomplete or non-compliant works, moisture or mould hazards observed during the inspection of the property. This report is not suitable for use at VCAT or other dispute resolution tribunals.

Section A Results of Inspection - summary

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

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in fair condition with some major and minor defects found.

SAMPLE

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Unfurnished
No. of bedrooms	4
Occupied	Unoccupied
Orientation	West
Other Building Elements	Water Tanks, Garage, Driveway, Fence - Perforated Materials / Wire Mesh, Shed
Other Timber Bldg Elements	Door Frames, Internal Joinery, Deck, Eaves, Floorboards, Fascias, Stair Railing, Stumps, External Joinery, Doors, Skirting Boards
Roof	Flat, Timber Framed, Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Rendered, Brick Veneer (Timber Framed)
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.

- Roof Exterior
- Gardens
- Wall Exterior
- Interior
- The Site
- Landscaping Timbers
- Trees
- Subfloor - Part
- 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:

- Outside of the fencing.
- Wall exterior due to obstructions.
- Areas of skillion or flat roof - no access
- Subfloor - 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:

- Duct work
- Appliances and equipment
- Decking
- External concrete or paving
- Ceiling linings
- Landscaping
- Fixed ceilings
- External finished ground level
- Vegetation
- Areas of skillion or flat roof - no access
- Floor 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: **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

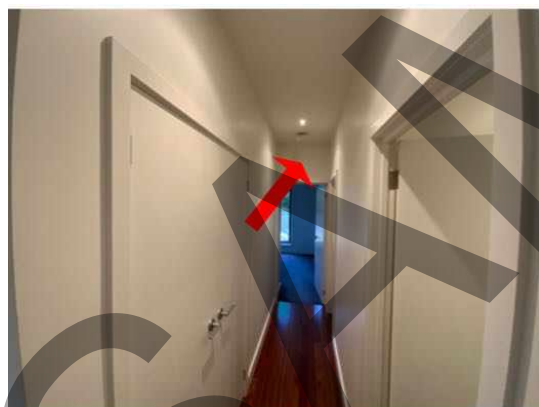
Defects 1.01

Building:	Main Building
Location:	All Internal Areas
Finding:	Smoke Detectors and Alarms
Information:	Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

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.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building.



Defects 1.02

Building:	Main Building
Location:	All Internal Areas
Finding:	Curtain & Blind - Safety Cord
Information:	Looped curtain and blind cords pose a significant strangulation hazard for children as they can place the loop over their head and/or get tangled in the loose cords. The mandatory standard for blinds, curtains and window fittings (in place from 30th December 2010) requires all new window furnishings to come with warning labels and to be installed with tensioning devices. However, as this standard is not retrospective,

curtain and blinds that were installed prior to 2010 still need to be made safe.

Check all the rooms in your house for any blinds or curtains with long cords that are either loose or looped. This includes any cords that are within children's reach at floor level or near furniture they can climb on. Secure any loose or looped cords with cleats or tension devices – these can be purchased from your local curtain and blind retailer or hardware store.

Do not put furniture such as cots, beds, highchairs, playpens, couches, chairs, tables or bookshelves near a window where children can reach the blind or curtain cord. When installing new blinds and curtains, make sure you or the installer secures any loose or looped cords immediately.

Depending on the types of curtains/blinds that you have in your home, there are various kits and devices that can help you to make them safe. These can be purchased from your local hardware store or curtain and blind retailer.

It's recommended that this defect be resolved immediately to avoid harm to occupants. Consumer Affairs Victoria can be contacted for further information and have free curtain and blind cord kits that are suitable for roller blinds with looped cords and wooden window frames.





Defects 1.03

Building: Main Building

Location: Balcony

Finding: Balustrade Handrail - Loose

Information: Upon inspection of the balcony balustrade outside the master bedroom, it was noted that the handrail is loose and has excessive movement. It is suspected that this defect has developed as a result of a lack of adequate maintenance, but may also have been caused by inappropriate fixings being used in the construction process.

If left unaddressed, it is likely that secondary damage to associated building elements will develop, potentially necessitating remedial works to the wall structure. A balustrade contractor should be appointed to advise on rectification options. It is advised that remedial works be performed as soon as possible to prevent any further damage or unsafe conditions during use of the balcony.





Major Defect

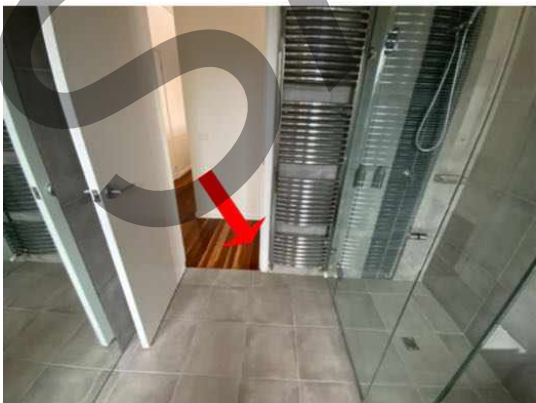
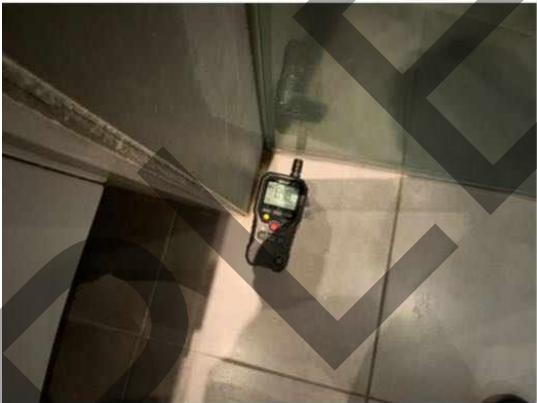
Defects 2.01

Building:	Main Building
Location:	Bathroom - Ensuite
Finding:	Shower Alcoves - Suspected Leak
Information:	It is suspected that leaking from the master bedroom ensuite and bathroom shower alcoves has occurred at the time of inspection. Moisture readings taken outside the shower alcove areas indicated elevated dampness. Distorted paint on the bathroom door jamb also indicates that moisture is trapped below the tiled flooring.

This defect is quite common, and is suspected to have been caused by defective waterproofing within the shower alcove areas. It is suspected that water stops have not been installed around the shower alcove perimeter.

Moisture permeating through the grouting and sealants in the shower alcove may also be a contributing factor. Unmanaged dampness is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity.

Consultation with a registered building practitioner is advised immediately to identify the cause of dampness and to perform remedial works as required.



Defects 2.02

Building: Main Building
Location: All Areas
Finding: Eave Sheeting - Water Stained & Cracked
Information: Water staining and cracking to eave linings at the front and side elevations of the property was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. Cracking indicates that there has been expansion and contraction of the eave structure.

Water staining can be indicative of more serious defects, which may be currently concealed by the eave linings or external roof tiles. Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any damaged structures is advised and should be completed by a registered building practitioner.





Defects 2.03

Building: Main Building
 Location: Rear Elevation
 Finding: Retaining Wall Waterproofing - Defective
 Information: There was evidence of bubbling render and excessive moisture to the external retaining wall adjacent to the laundry area.

The below ground waterproofing system should restrict water from entering or pooling around the building through a combination of works such as damp proof courses (DPC), cold joint water stops, membranes, drainage and graded screenings.

It is recommend that a registered building practioner be engaged to conduct a further

excavation of the perimeter retaining walls to further assess the affected areas and to provide costs for the required rectification works.



Defects 2.04

Building: Main Building
Location: Rear Balcony
Finding: Cracked Balcony Tiles
Information: Cracking to the balcony floor tiles was evident at the time of inspection. It is suspected that this cracking has occurred as a result of minor settlement or shrinkage of the balcony substructure. Substandard installation of the balcony waterproofing system may also be a contributing factor. Cracked tiles on a balcony detract from the overall appearance of the affected areas and may lead to secondary defects occurring.

A registered building practitioner should be immediately appointed to further assess and perform rectification works. The client should be aware that replacement of the balcony waterproofing system and tiling may be required as there was evidence of water damage to the bedroom ceiling below the balcony.

Where cracks become more numerous, immediately contact a structural engineer for a further investigation.





Defects 2.05

Building:	Main Building
Location:	Rear Balcony - Bedroom 4
Finding:	Evidence of Recent Repairs
Information:	There was evidence of recent repairs to the rear balcony area and to the bedroom 4 ceiling located below the balcony.

Where evidence of recent balcony repairs or plaster work is present, it is recommended that the vendor provide further information about the purpose of repairs. It is not uncommon for ceilings to be repaired below upper levels that may contain areas such as balconies if leaking has occurred.

If the vendor is not able to provide further information, a further invasive inspection of the ceiling void is recommended by a registered building practitioner.





Minor Defect

Defects 3.01

Building:	Main Building
Location:	Hall
Finding:	Cracking to internal Walls
Information:	Although cracks to sections of the internal walls are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of the cracks is due to general building movement, indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joints.

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

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



Defects 3.02

Building: Main Building
 Location: Kitchen
 Finding: Bench Top - Cracked
 Information: Cracking to the edge of the kitchen benchtop was observed at the time of inspection.

It is recommended that a benchtop specialist be engaged to assess the crack and to carry out further repairs to avoid further deterioration of the bench top.



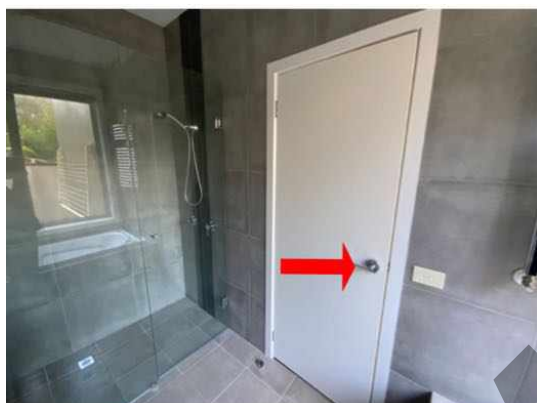
Defects 3.03

Building: Main Building
 Location: All Internal Areas
 Finding: Door - Striker Plate Misaligned
 Information: The striker plate to several internal doors appear to have become misaligned and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware.

Readjustment of the striker plate is recommended at client discretion.

Works such as these can be completed by a general handyman or qualified carpenter.



Defects 3.04

Building:	Main Building
Location:	Kitchen
Finding:	Power Point - Cover Plate Missing
Information:	The power point cover plate was found to be missing in this area at the time of inspection. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Replacement of any missing building element should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials. A licensed electrician should be appointed to install a new power point cover plate as soon as possible.

Please note that commenting on electrical works are outside the scope of this inspection.



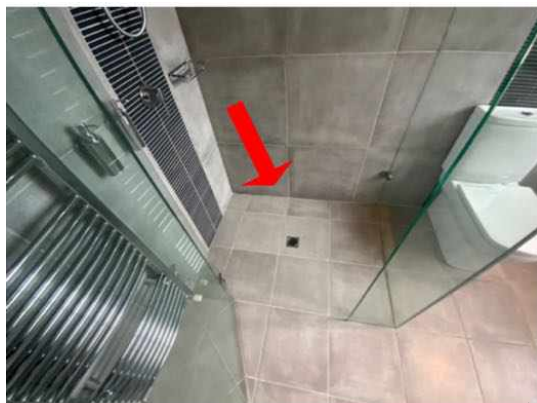
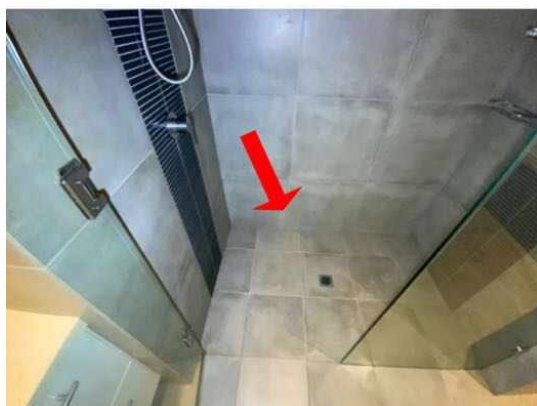
Defects 3.05

Building: Main Building
 Location: Bathroom - Ensuite
 Finding: Shower Alcove - Sealant & Grout Deteriorated
 Information: There appears to be deterioration of the grout and sealants in the shower alcove areas of the master bedroom ensuite and upstairs bathroom. This type of deterioration typically occurs when excess moisture is trapped below the tiles and within the waterproofing system.

This type of deterioration can be an indication of defective waterproofing if located in areas such as shower alcoves or bathroom tiling.

A registered building practitioner should be engaged to further assess the affected shower alcove areas and provide recommendations on required rectification works. This defect should not be left unattended as water escape from the shower alcove and further deterioration of the grouting and tiled areas may occur.





Defects 3.06

Building: Main Building

Location: Eaves

Finding: Sealant - Deteriorated

Information: It was noted on inspection that sealant is degraded to areas of the external eaves. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of damage or missing or damaged sealant is highly recommended to the eave areas, as this is a regular wear and tear defect. A sealant specialist or general handyman should be appointed to complete these works as soon as possible.

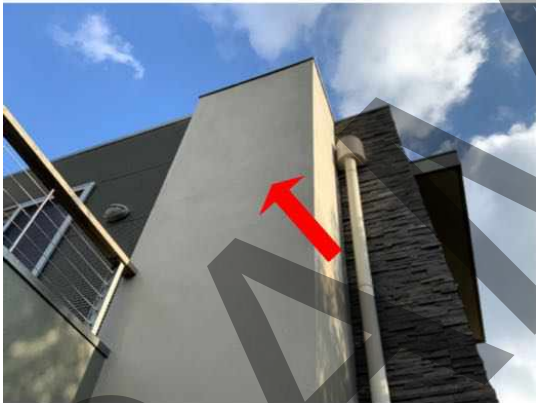


Defects 3.07

Building:	Main Building
Location:	All External Areas
Finding:	Brickwork/Render - Cracking Noticeable
Information:	There was extensive cracking to the external brickwork and rendered finishes at the time of inspection. Noticeable cracks are a common occurrence in brickwork and rendered finishes are a likely result of age expected building movement, general expansion, and/or contraction of building materials in different weather conditions. Noticeable cracks in brickwork and render may develop if left unattended, with potential for necessitating major remedial works or replacement of the brickwork.

It is highly advised that a registered building practitioner be appointed to further assess the affected areas and to provide necessary works to cracked to prevent any further damage. Such works should be conducted as soon as possible.

Always monitor these cracks and contact a structural engineer or a building consultant should cracks widen, lengthen, or become more numerous.





Defects 3.08

Building:	Main Building
Location:	Rear Elevation
Finding:	Paint finish - Incomplete
Information:	The paint finish to the eave area was identified as being incomplete at the time of inspection.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Incomplete paint finishes should be sanded back, filled, leveled and painted, as applicable.

Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

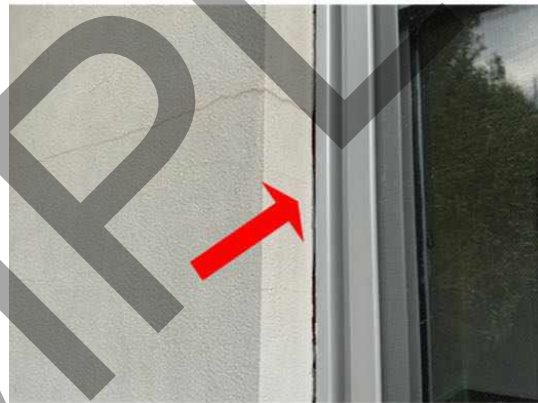


Defects 3.09

Building:	Main Building
Location:	All External Areas
Finding:	Window Sealant - Deteriorated
Information:	The window sealants have deteriorated to sections of the external window frames. Due to frequent exposure to weather conditions and subsequent moisture, deterioration of window sealants is expected in a property of this condition and age.

Where window sealants have deteriorated, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised.

It is recommended that all deteriorated window sealants be replaced by a sealant expert to prevent any further damage and to restore the window to a fully functional level.



Defects 3.10

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

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

Replacement of the sliding door hardware or tracks may be required, as well as minor repairs and cleaning.

A qualified carpenter will be required to repair the affected door.



Defects 3.11

Building:	Main Building
Location:	Balcony
Finding:	Decking Structure - Wood Rot
Information:	The decking structures are showing signs of deterioration and wood rot (fungal decay) of the timbers. It is suspected that this defect has developed as a result of damp conditions in the subfloor. Damp conditions cause the timbers to fail, resulting in the decking structures failing to bear the load (or weight) of the building as originally intended.

Without repairs and maintenance, including potential replacement of affected elements, it is likely that serious structural faults will result, as well as an array of minor defects. The presence of wood rot to the decking structure is also conducive to termite infestation. As the decking timber is in sections are in direct contact with the ground, concealed termite is made possible. Such entry is made easier if the timbers become non-durable due to even slight wood rot.

Where wood rot is present to any timber, rectification or replacement of the affected timber building element is required. The adequate timeframe for such works are dependent on the severity of the rot. Where rot has developed to become widespread, replacement of sections of the subfloor structure may be required. Consultation with a registered building practitioner is highly advised to conduct repairs as soon as possible.



Defects 3.12

Building: Main Building
 Location: Laundry
 Finding: Grout - Missing
 Information: Grout is missing to sections of the laundry floor at the time of inspection. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated structures.

Where grout is missing, a tiling contractor should be appointed immediately to apply grout and re-apply any silicone where necessary. Failure to do so is likely to lead to water damage to the surrounding area.



Defects 3.13

Building: Main Building
 Location: Ensuite - Master
 Finding: Basin - Cracked
 Information: Cracking was evident to the basin at the time of inspection, which is suspected to have been by minor impact damage. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking.

As the cracking provides potential ingress for water, secondary water damage may

occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged.

Consultation with a licensed plumber regarding basin repair or replacement is required. Remedial works may be required to protect against any further damage.



Defects 3.14

Building:	Main Building
Location:	Bathroom > Lower-Ground Level
Finding:	Tiles - Drummy
Information:	Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered building practitioner may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Defects 3.15

Building: Main Building
 Location: Roof Exterior
 Finding: Roof Flashing - Non Standard
 Information: The application of expanding foam to this section of the roof flashing does not appear to comply with current building practices.

A qualified roofing plumber should be appointed immediately to further inspect the affected flashing and replace any building elements that are required to keep the roof area water tight.



Defects 3.16

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

Any areas of guttering that shows evidence of water pooling should be checked for

partial or full blockages and any secondary damage that may have occurred as a result.

Depending on the extent of the damage, building elements may require repair and/or replacement to ensure adequate roof drainage and function of exterior plumbing system. The removal of bricks that have been used to secure flashing should also be conducted. If roof sections are found to be loose they should be fixed directly to the adjoining structures.

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





Defects 3.17

Building: Main Building
 Location: Roof Exterior
 Finding: Roof Fixings - Rusted
 Information: The roof fixings show areas of rust and corrosion. Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Repair and/or replacement of rusted roof fixings is required in order to reinstate the roof to a fully operational level.

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 3.18

Building: Main Building
 Location: Roof Exterior
 Finding: Silicone Application - Excessive
 Information: The silicone repair work performed to the roof fixings appears to have been completed to an unsatisfactory standard. Excess silicone was evident in sections of the roof area providing a blemish on the appearance as well as detracting from the drainage of the area.

While weather-tight the excess silicone should be removed in order to increase drainage and to prevent accelerated deterioration of the adjoining materials. Replacement to sections of the roof sheeting may be required if excessive holes are found.

A roofing contractor may be appointed to perform these works at client discretion.





SAMPLE

Section D Significant Items

D4 Further Inspections

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

- Licensed Electrician
- Licensed Plumber
- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Plumber specialising in Roof Plumbing
- As identified in summary and defect statements
- Licensed Bricklayer
- 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.

D5 Conclusion - Assessment of overall condition of property

- In summary this building is in fair condition when compared to other buildings of similar age and type of construction. Safety hazards, major defects and minor defects have been identified and described in this report.

Urgent action is required to address all the following safety hazards identified to avoid personal injury from occurring.

- Curtain & Blind Safety Cord
- Balustrade Handrail Loose

Major defects that were identified should be attended to immediately to avoid unsafe conditions, loss of utility or further deterioration of the property.

- Shower Alcoves Suspected Leak
- Eave Sheeting Water Stained & Cracked
- Retaining Wall Defective Waterproofing
- Cracked Balcony Tiles
- Evidence of Recent Repairs

Items identified as minor defects should be repaired by qualified trades or general handy person at the client's discretion. If left unattended, further functional impairment is likely to occur.

For further information, advice and clarification please contact Adam Liddell on: 0409 333 723

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Bathroom
Finding: Water Supply - Not Connected
Information: The water supply to the property had been disconnected or turned off at the time of inspection. Testing the operation of taps, showers and toilets during a pre-purchase can assist in revealing any leaks from baths, showers and the underside of sinks and taps.

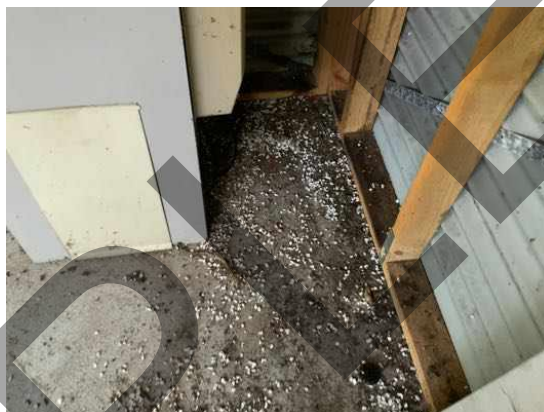
It is recommended that the vendor provide further information as to why the water supply has been disconnected.

A licensed plumber should be engaged immediately to further assess the water supply and conduct repairs where required. Please note plumbing inspections are outside the scope of this report.

Noted Item

Building: Main Building
Location: Shed - Garage
Finding: Pest Infestation
Information: There was evidence of pest infestation observed in the rear shed and garage areas at the time of inspection. It is recommended that a further inspection of the property be conducted by licensed pest controller.





Noted Item

Building: Main Building
 Location: Bathroom > Lower-Ground Level
 Finding: Shower Alcove - Inspection
 Information: There was no visible evidence of water escape from the accessible areas around the bathroom shower alcove area in the ground floor area at the time of inspection. Plasterboard walls, ceilings, carpet, furniture, cabinetry or timber skirting adjoining the shower alcove showed no evidence of water staining or damage at the time of inspection.

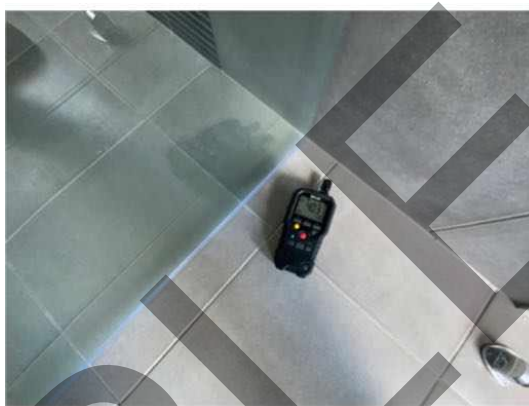
Moisture readings taken at the time of inspection did not indicate any areas of elevated dampness to the external areas of the shower alcove and to the opposing walls of the property at the time of inspection. (See attached photos) If the Property has been vacant for a period of time, moisture levels 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.

The client should be aware that areas such as shower alcoves should have regular inspections. Deteriorated grout and sealants should be immediately addressed to avoid water escape from the shower alcove from occurring. Even the smallest break in sealants or grout will allow water to escape into the adjoining structures.

There was no invasive inspection of tapware, flood or pressure testing conducted on

the shower alcove at the time of inspection as this is outside the requirements of the inspection. Defective waterproofing is a common problem with the shower alcoves.

If there are any signs of deterioration to sealants and grout, cracked tiles or bases, water damage or water escape a registered building practitioner should be immediately engaged.

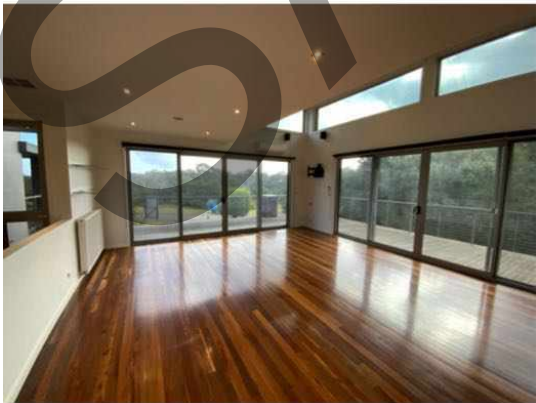


Noted Item

Building: Main Building
 Location: All Internal Areas
 Finding: Obstructions & Limitations - Internal Areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the internal areas at the time of inspection. The inspection of the internal areas was restricted due to facts including but not limited to:

- Built in Cabinetry
- Floor coverings
- Window coverings
- Locked doors or windows
- Wall and ceiling linings

The limitations described above, are not intended to be an exhaustive list and we endeavour to identify any limitations or restrictions specific to the property as soon as possible. A re-inspection of areas that are obstructed or limited should be conducted once the access has been provided.





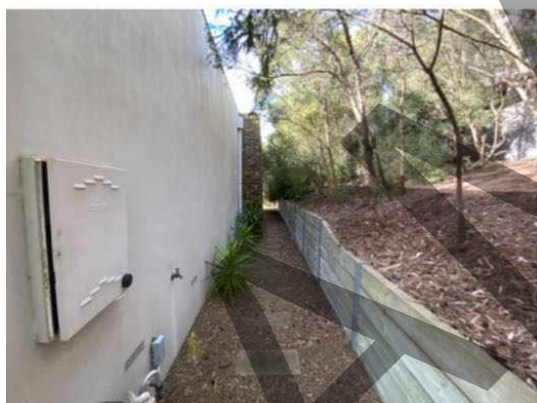
Noted Item

Building: Main Building
 Location: All External Areas
 Finding: Obstructions & Limitations - External Areas
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the external areas at the time of inspection. The inspection of the external areas was restricted due to facts including but not limited to:

- Vegetation
- Stored Items
- Above safe working height

The limitations described above, are not intended to be an exhaustive list and we endeavour to identify any limitations or restrictions specific to the property as soon as possible. A re-inspection of areas that are obstructed or limited should be conducted once the access has been provided.





Noted Item

Building: Main Building

Location: Subfloor

Finding: Obstructions & Limitations - Sub Floor

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the sub floor area at the time of inspection. The inspection of the external areas was restricted due to facts including but not limited to:

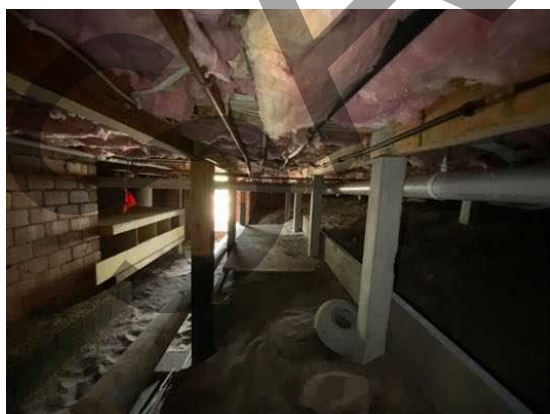
- Height restrictions
- Stored Items

- Low clearance
- Insulation
- Poor lighting
- Air conditioning unit or ductwork
- Pipework

For this reason, access to the subfloor area was minimal.

Were access is obstructed or limited there is always a HIGH risk of building defects or timber pest damage being present. Please contact a Licensed Termite / Pest Controller for further advice.

The client may consider conducting a further invasive inspection of subfloor areas were access is obstructed or limited. Please note that invasive inspections are outside the scope of this report. A registered Building Practitioner should be engaged to conduct any invasive inspections of the subfloor area.





SAMPLE

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 ² (Residential) or 10 micrograms/100 cm ² (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.

SAMPLE

Terms on which this report was prepared

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.

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.

SAMPLE