

Pre-Purchase inspections
Mandatory Owner-Builder Reports
Pre-Progress payment QA inspections
Bushfire Attack Level (BAL) assessments
VCAT Expert Witness Reports



3 December 2024

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

This Report is subject to conditions, assumptions and limitations attached.

Thank you for the opportunity to carry out a dilapidation inspection at the above property in order to document existing cracking prior to the commencement of construction works at your property.

We attended the site on Monday 2 December and make the following comments:

The two-storey property is of single skin brick and timber frame construction with brick veneer exterior walls, internal brick walls and timber ceilings, timber windows and a pitched roof clad with concrete tiles.

The property is situated on the east side of the street with a severe slope. The site drainage is adequate. The paving is satisfactory, and the boundary fence is adequate.

Due to excessive storage of personal items and furniture, areas of the property were inaccessible.

Just Inspections

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[REDACTED]

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Guardian Engineering & Design Hub Pty Ltd trading as Just Inspections
ABN 71 673 368 502



Bedroom 1	Fine cracking evident on western wall.
Toilet	No defect evident.
Shower	Evidence of water ingress on western wall. Fine cracking evident on eastern wall.
Bedroom 2	No defect evident.
Passage	Fine cracking evident on northern wall.
Bedroom 3	No defect evident.
Bathroom	Tiles have fallen off from bathtub. Evidence of water damage on ceiling around exhaust fan. Evidence of cracked tiles on walls (all sides). Evidence of cracked tiles on walls in the shower. Evidence of fine cracking on ceiling cornices. Evidence of cracked walls (repairs conducted).
Toilet (2)	Evidence of water damage on ceiling around exhaust fan, eastern wall, and western wall.
Office	Evidence of water ingress and water stains on western and Eastern side walls.
Living Room	Evidence of water ingress and water stains on western and Eastern side walls. Evidence of fine cracking (step cracking) to southern wall (2 locations). Evidence of fine cracking to western wall at the bottom.
Bedroom 4	Evidence of water ingress on western wall. Evidence of efflorescence on ceiling (concrete).
Laundry	Tiles have fallen off from the laundry wall. Evidence of fine cracking to northern wall adjacent to door.
Downstairs office	Evidence of fine cracking to northern wall adjacent to door. Evidence of water ingress and water damage on south wall.
Entrance	Evidence of fine cracking to northern wall.
Art Room	No defect evident.



Kitchen Evidence of fine cracking to northern wall.
Evidence of water damage (severe) to ceiling & water ingress.

Dining Room No defect evident.

External

Retaining Walls Timber retaining walls on the southern side have collapsed in some sections with one area in very bad condition.
Timber retaining walls on the eastern side are severely deteriorated.

External Walls Timber fascia on southern side of dwelling have rotted.
Fine cacking to brick wall on eastern wall (next to light).
Evidence of repairs to external brick wall.
Evidence of fine cracking to brick wall on western side.
Evidence of fine cracking to brick wall on eastern front wall.
Evidence of fine cracking to brick wall on southern side wall and northern side of the carport.
Evidence of fine cracking to brick wall on north/western wall.

Exposed Rafters Exposed rafters and other exposed timber frame (pergola) are deteriorated and rotted.

Roof Tiles Chipped roof tiles.

Yours sincerely,

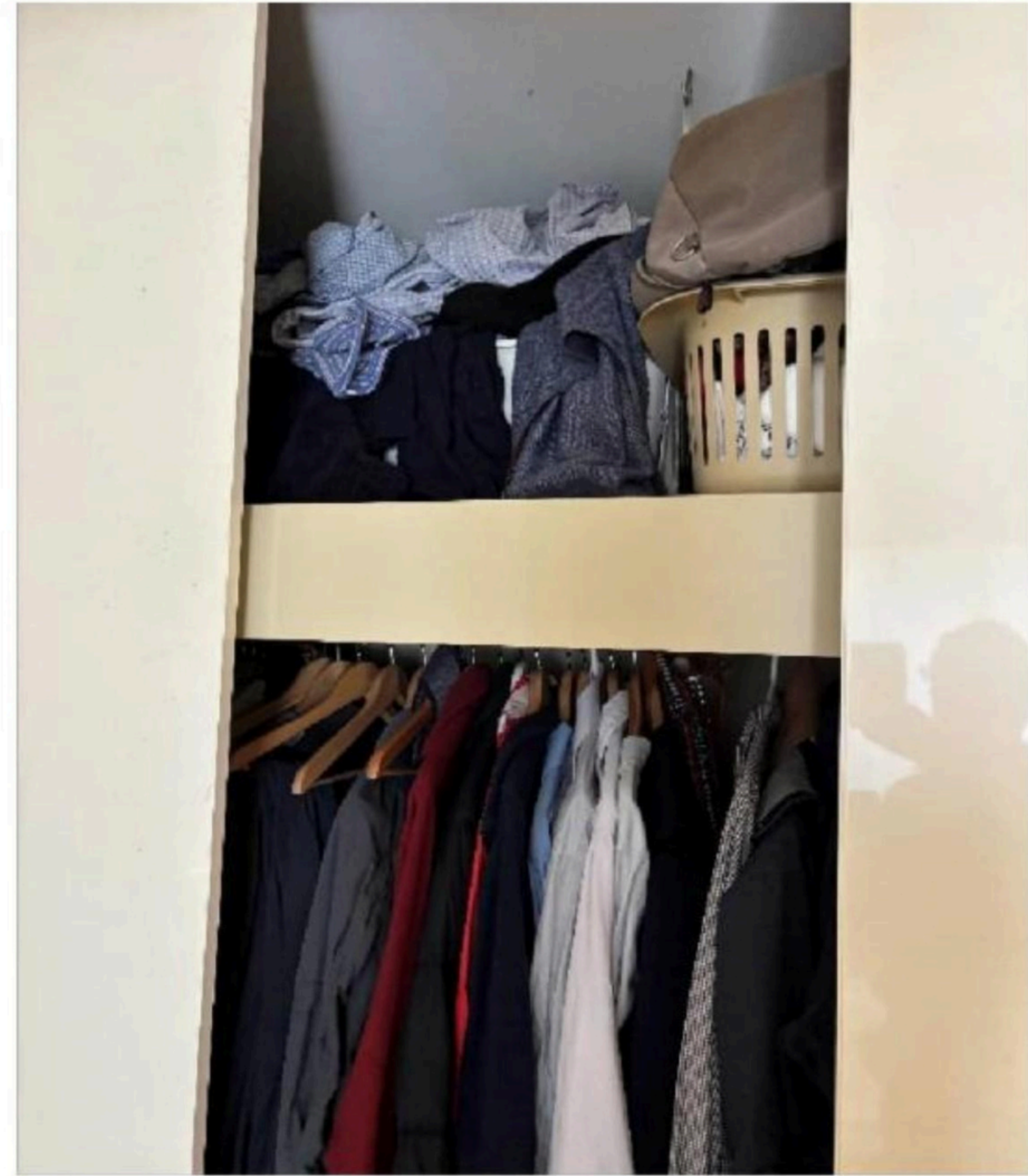
Reza Montazer

Reza Montazer
Building Inspector Reg No: IN- U 100002
JUST INSPECTIONS Pty Ltd

**CONDITIONS ASSUMPTIONS AND LIMITATIONS**

1. The inspection of the property is a special purpose property inspection carried out in accordance with the recommendations for, and the limitations of, a visual inspection of residential buildings set out Australian Standards – AS 4349.1 – 2007 Inspection of Buildings Part 1: Property inspections – Residential buildings (hereafter referred to as “AS 4349.1”) except to the extent specifically varied herein.
2. The report of the inspection of the property is a special purpose property report prepared in accordance with the recommendations and limitations and conditions set out in AS 4349.1 except to the extent specifically varied herein.
3. The inspection is a not a standard property inspection within the meaning of Section 2 of AS 4349.1.
4. The report is a not a standard property report within the meaning of AS 4349.
5. In the event that the client has requested a verbal report of the inspection from Just Inspections its servants or agents prior to being provided with the written report such verbal report is only provided as a summary or an extract of the final written report and such verbal report is not to be relied upon in isolation from, or in lieu of, the final written report.
6. Only those parts of the residential building to which reasonable access (as defined in AS 4349.1) is allowed or permitted have been inspected.
7. The Report is prepared from and based on a visual inspection only of such parts of the building(s) to which Just Inspections its servants or agents had reasonable and safe access, without moving or removing anything.
8. No inspection of woodwork on parts of the structure which are covered, unexposed or inaccessible has been undertaken and therefore this report cannot be relied upon as an assessment that such part of the structure is free from defect.
9. Normal or expected construction practices and building techniques that are considered typical of buildings of the age and design of the building have been assumed in the inspection and preparation of the report.
10. No assessment has been made of any existing or future impact on the footings or foundations of the building or on the fabric or serviceability of the building works caused by site or ground drainage, trees or any other ground movement caused by swelling, shrinkage or other causes that may include settlement or movement of non-structural or filled ground.
11. No assessment has been made of the site or soil, including landslip, or foundation upon which the building, works and or footings and associated building works have been constructed.
12. No assessment has been made of any dampness in the building(s) as may have resulted from rising damp, stormwater infiltration or other causes or the likelihood of such dampness occurring other than that revealed by reasonable visual inspection.
13. No assessment has been made as to the presence or otherwise of asbestos or other mineral fibre or any other toxic or other potentially harmful materials in the building or in any landfill.
14. Just Inspections, its servants and agents do not profess to have expertise in pest infestation (including termites and other timber pests). No assessment of pest infestation, or the potential of pest infestation, has been carried out. Nothing in this report should be relied upon as an assessment that the building is either subject to or free from pest infestation, or susceptible to or not susceptible to pest infestation. Just Inspections strongly recommend a specialist pest investigation be carried out.
15. No assessment of electrical installations, smoke detectors, residual current devices, plumbing, drainage, gasfitting, airconditioning, garage door operating mechanism, swimming pool or spa equipment, operation of fireplaces, flues or chimneys, alarm systems, intercom systems, soft floor coverings, appliances (including dishwashers, insinkers, ovens, ducted heating or vacuum systems), paint coatings or hazards has been made.
16. No assessment of the matters described in Part 6 of the applicable Building Regulations including the potential for land to flood, be subjected to bushfire attack, or the potential of the building to be subjected to termite attack or the potential of the building to be subject to uncontrolled overland drainage flow has been made.
17. No inquiries have been made of the Council or any other statutory authority or service, utility or supply agency.
18. No assessment of the siting of the building has been made.
19. No testing of any material, equipment, fittings, fixtures, reticulated surfaces or appliances has been carried out.
20. For the purposes of this Report the definition of ‘Defect’ is identified and described in Section 137C (1) of the Building Act 1993 and Section 8 of the Domestic Building Contracts Act 1995. Any ‘Defect’ will be regarded in the terms of the requirements and/or the expected practices at the time the Building Work was carried out or any applicable Approval or Building Permit was issued.
21. The report, with any attached appendices, is copyright and remains the property of Just Inspections. No part of this report may be copied or reproduced without the prior written consent of Just Inspections.
22. The agreement to carry out the inspection and provide the report is governed by and shall be interpreted in accordance with the laws of the State of Victoria and each party unconditionally submits to the jurisdiction of the Courts of Victoria and any Court competent to hear appeals thereafter.
23. In the event that the client has not been advised of, or provided with, these conditions prior to receiving the report then should any or all of the conditions of inspection, service and report not be acceptable to the client, then such advice must be notified to Just Inspections in writing within 3 days of the date of this report, otherwise the client accepts all the conditions.

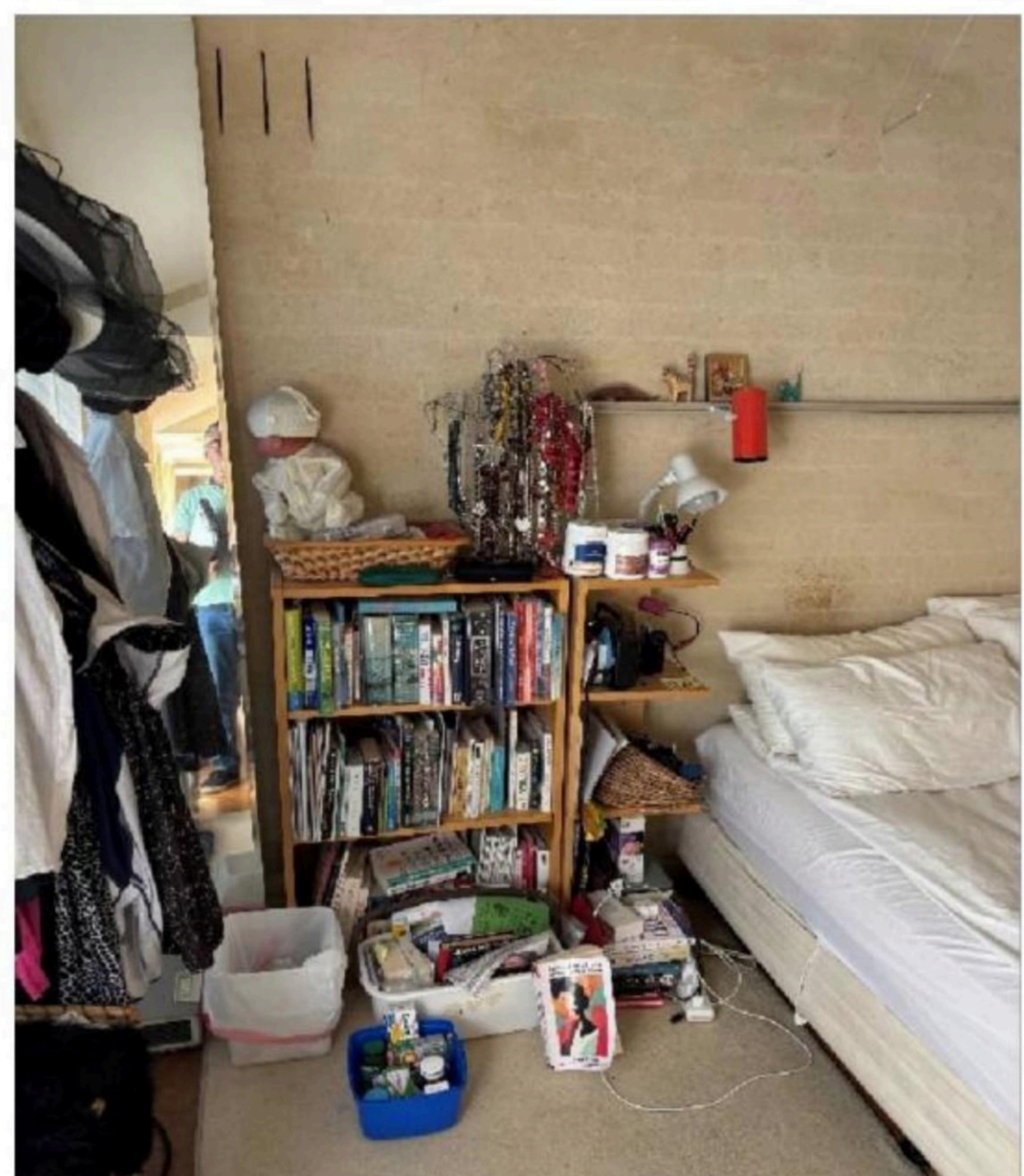
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Bedroom 1



Bedroom 1



Bedroom 1



Shower



Shower



Bedroom 2



Bedroom 2



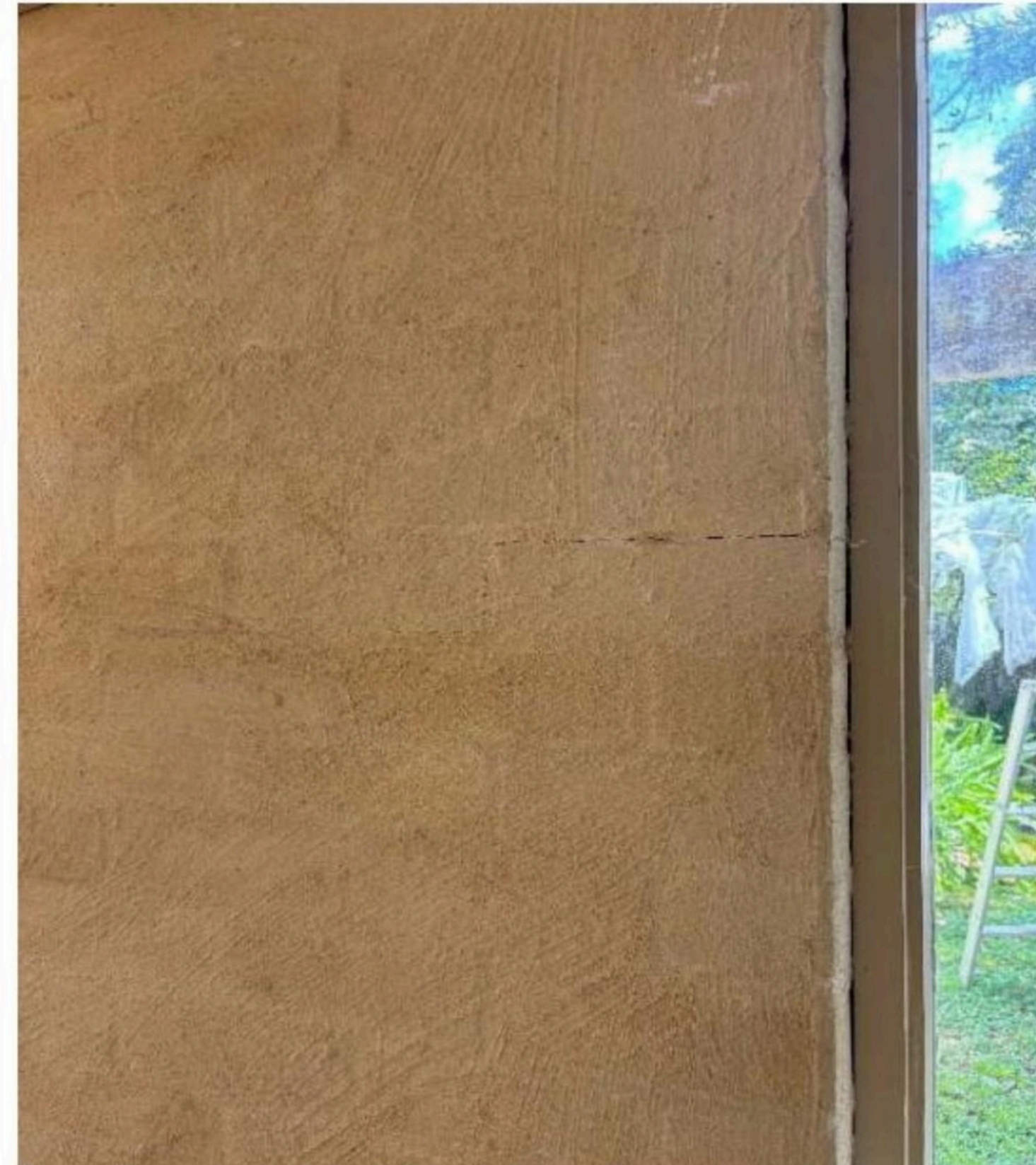
Bedroom 2



Bedroom 2



Bedroom 2



Passage



Bedroom 3



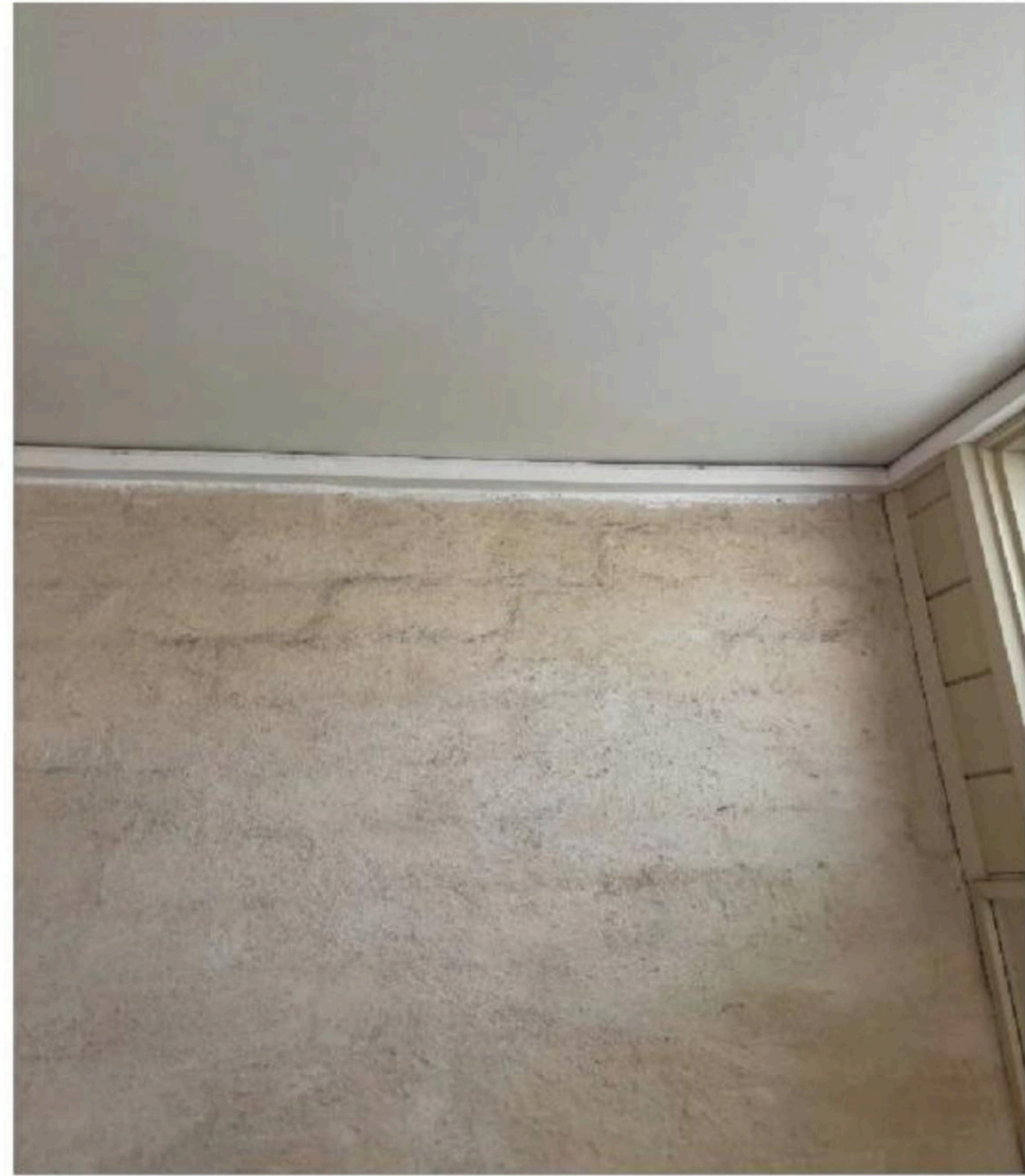
Bedroom 3



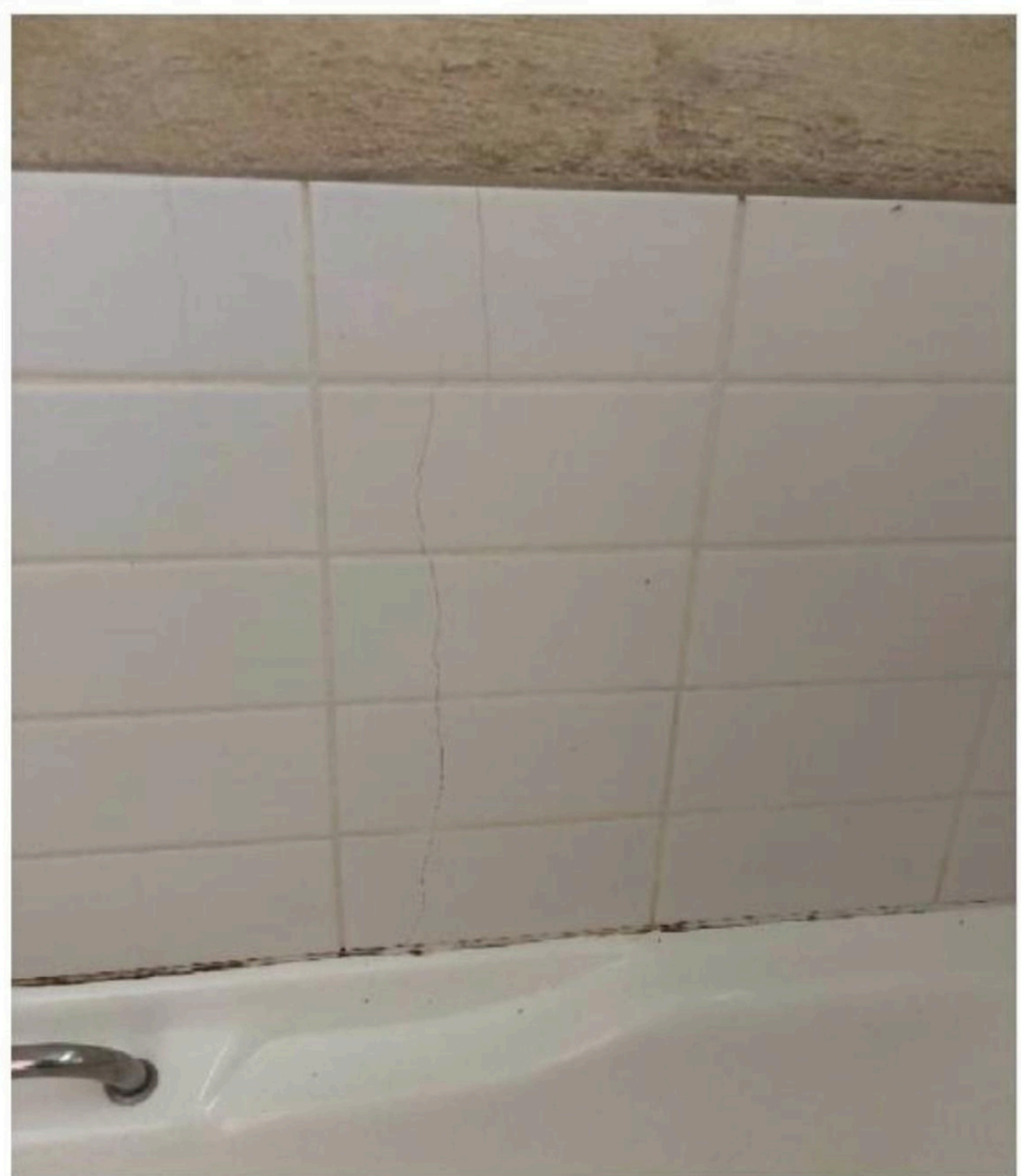
Bedroom 3



Bedroom 3



Bathroom



Bathroom



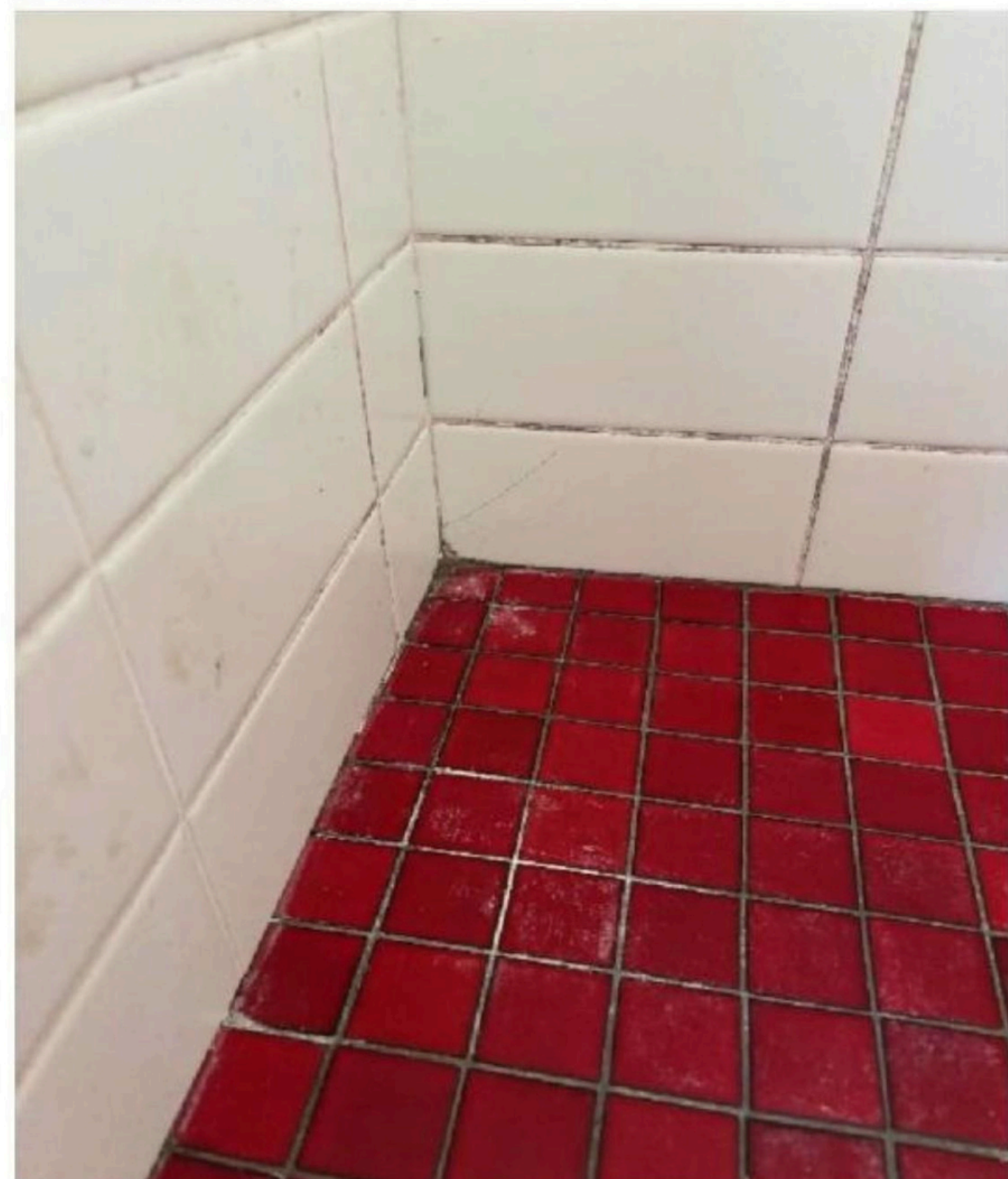
Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Toilet



Toilet



Toilet



Office



Office



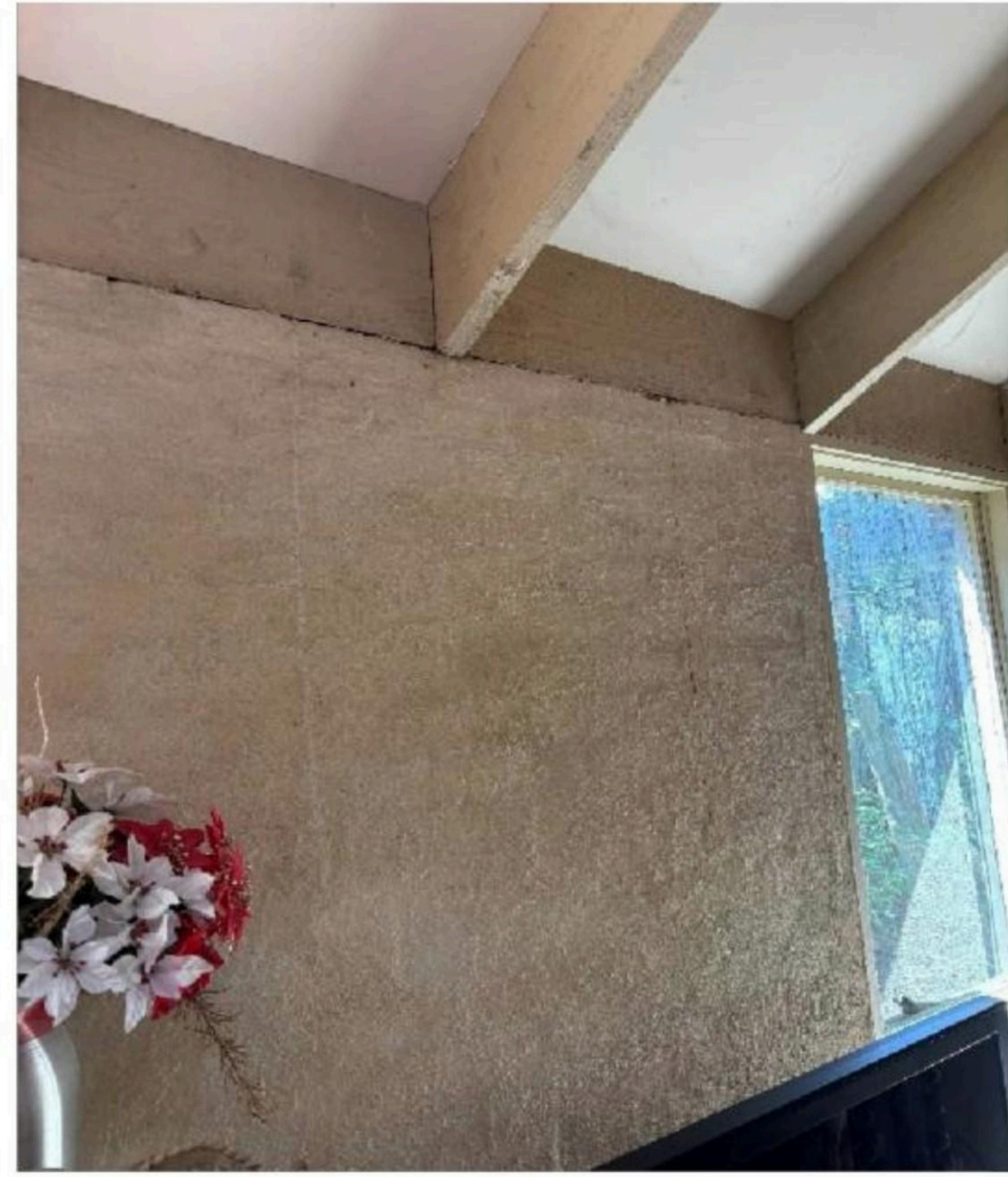
Office



Office



Office



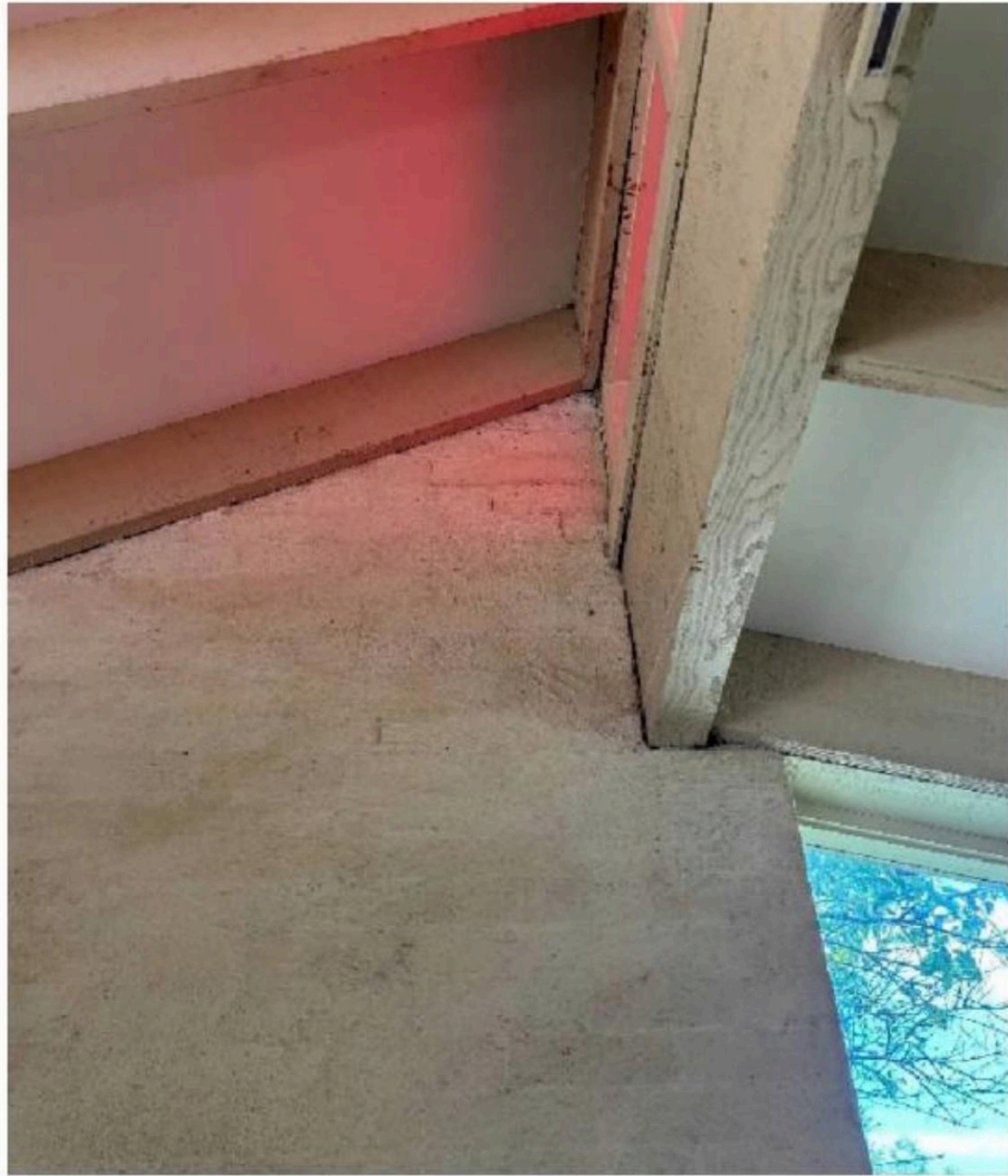
Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



Living Room



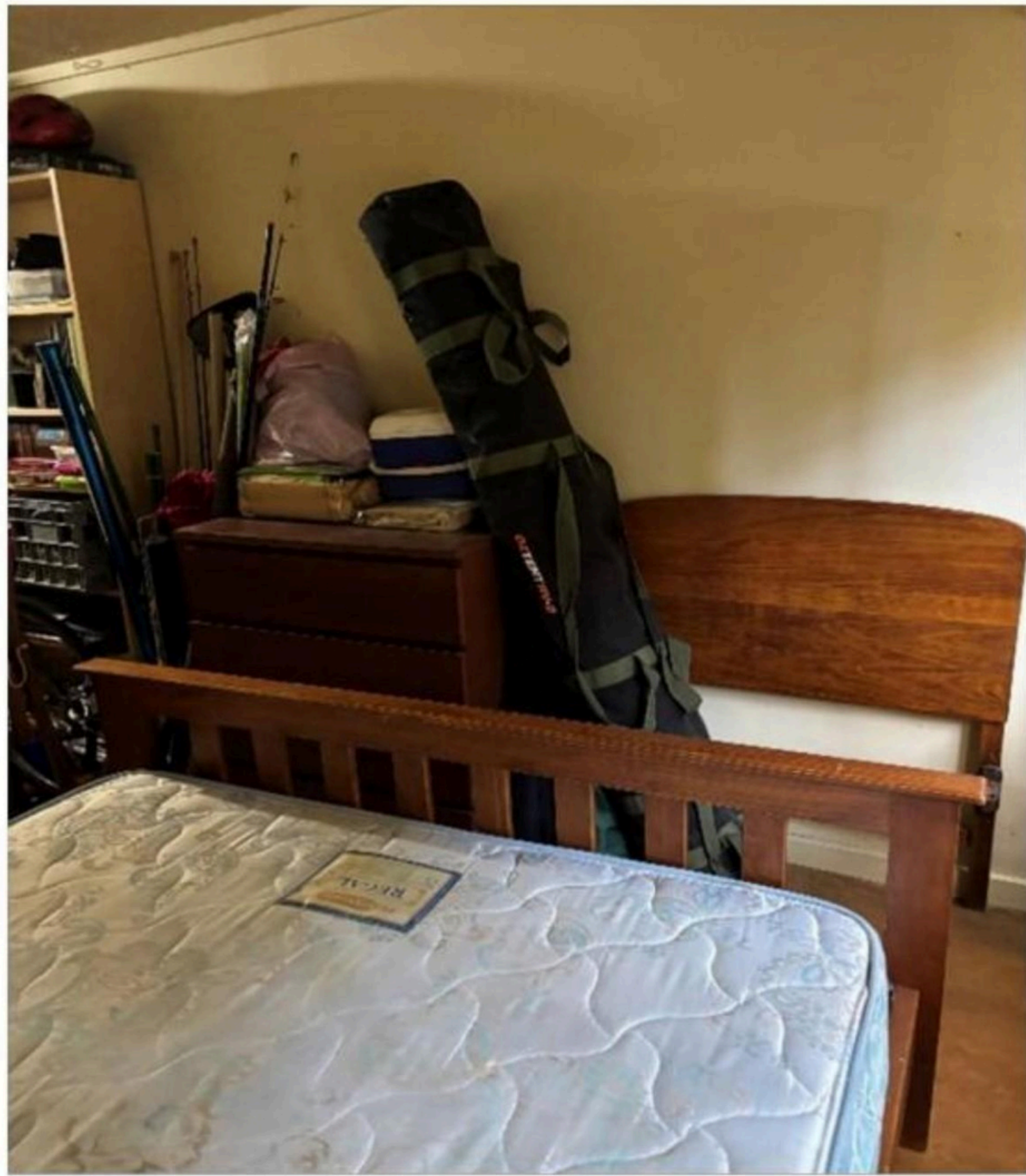
Bedroom 4



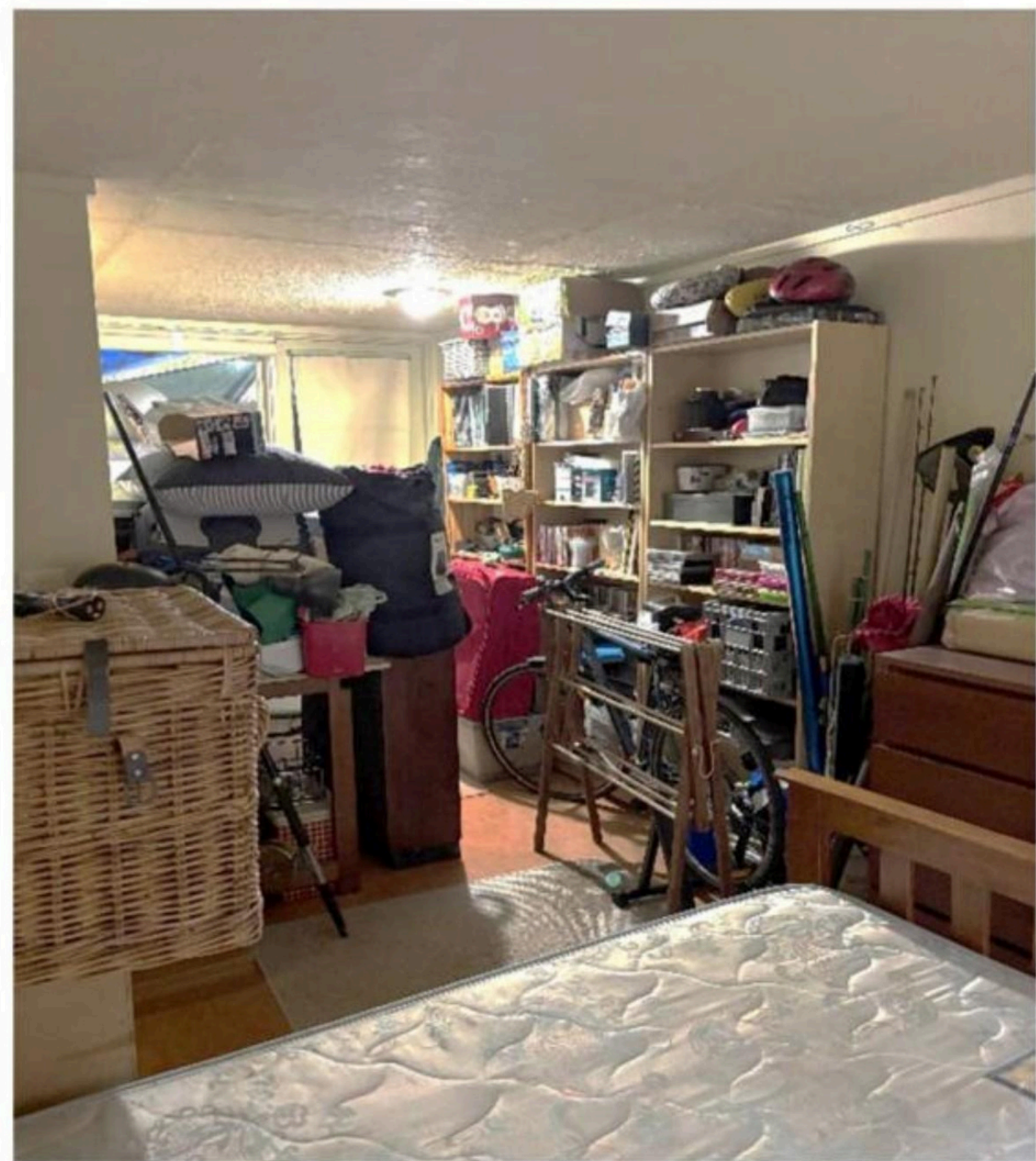
Bedroom 4



Bedroom 4



Bedroom 4



Bedroom 4



Laundry



Laundry



Laundry



Laundry



Laundry



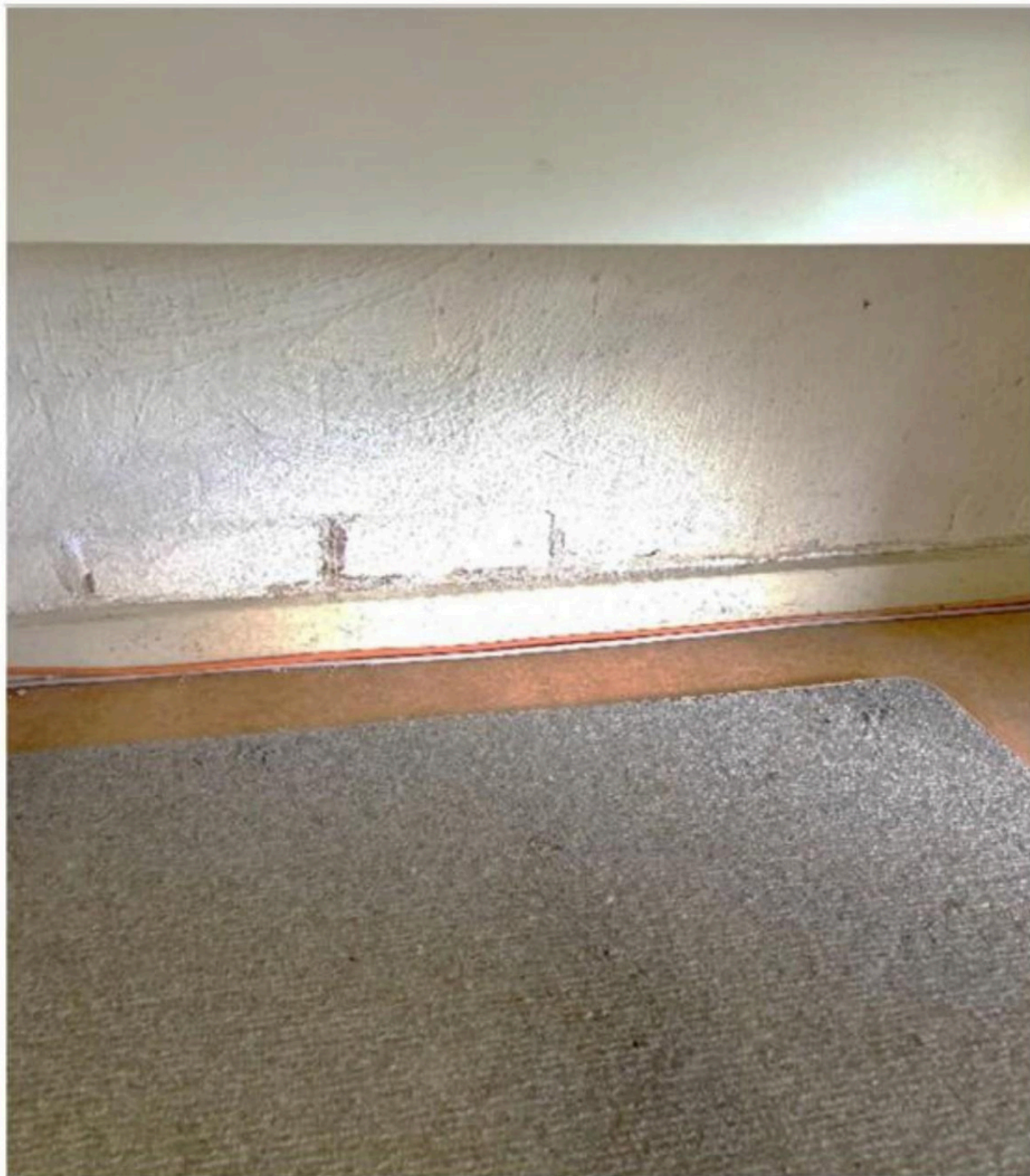
Downstairs office



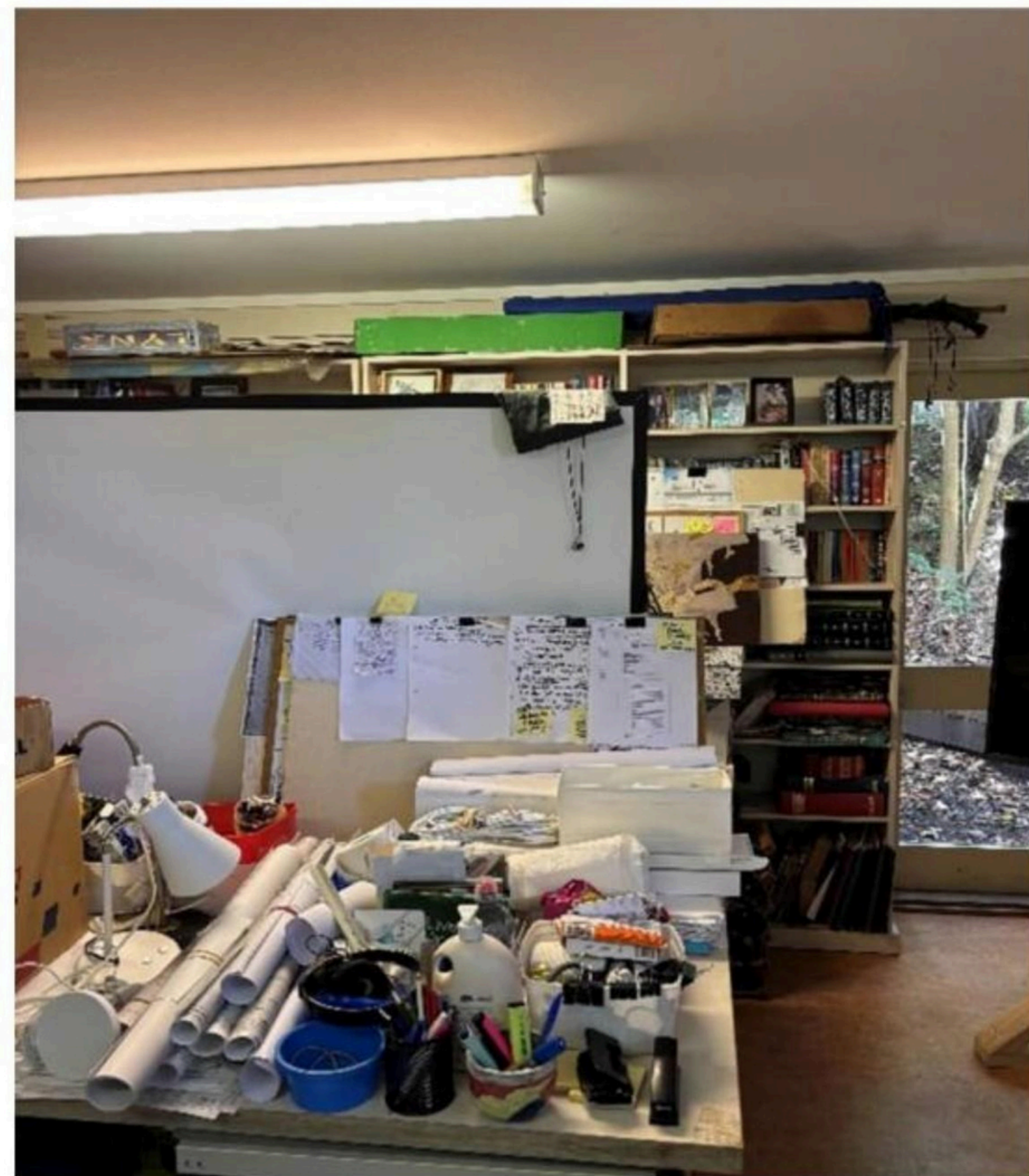
Downstairs office



Downstairs office



Downstairs office



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Downstairs office



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Downstairs office



Entry



Entry



Art room



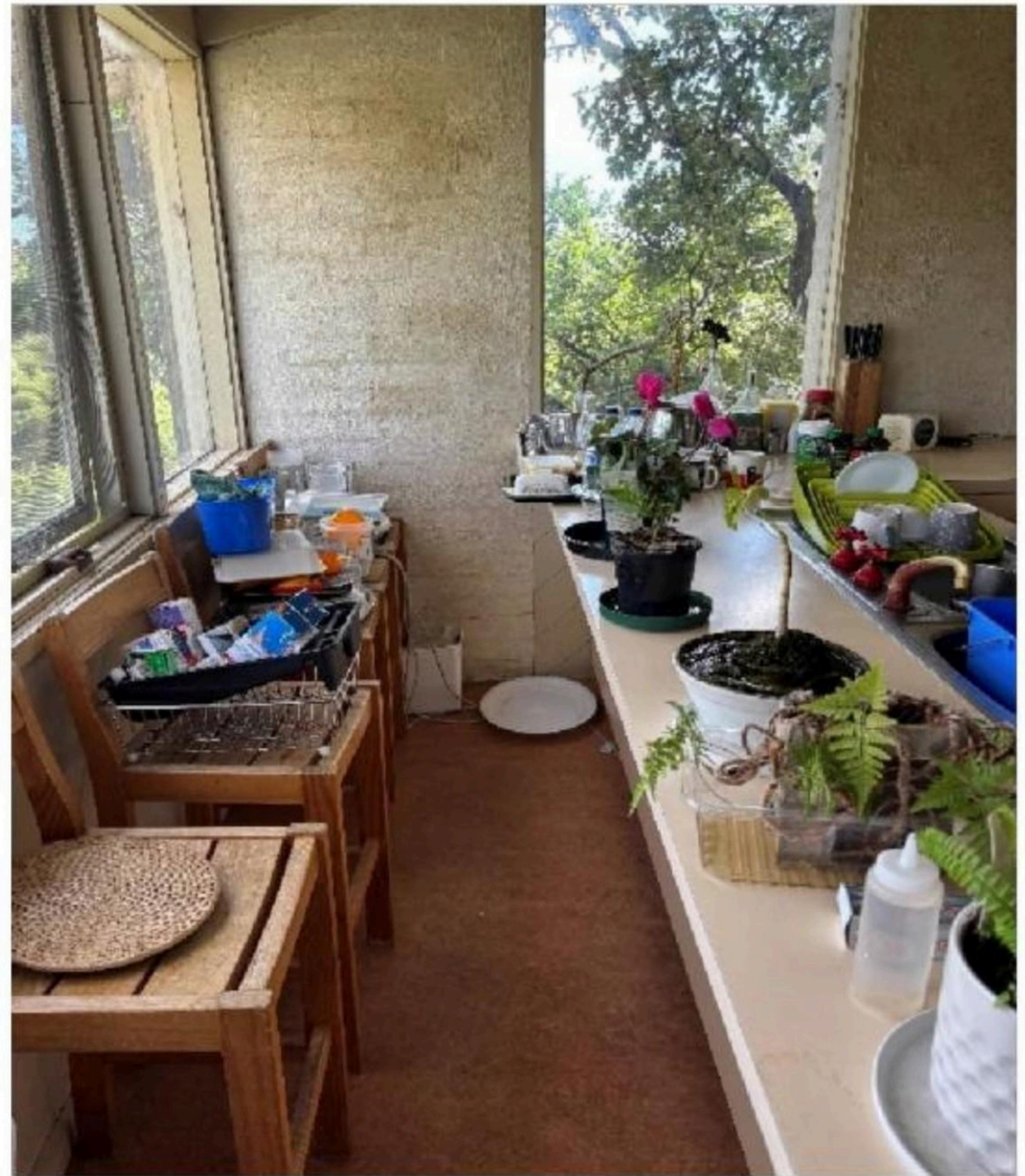
Art room



Arm room



Kitchen



Kitchen



Kitchen



Kitchen



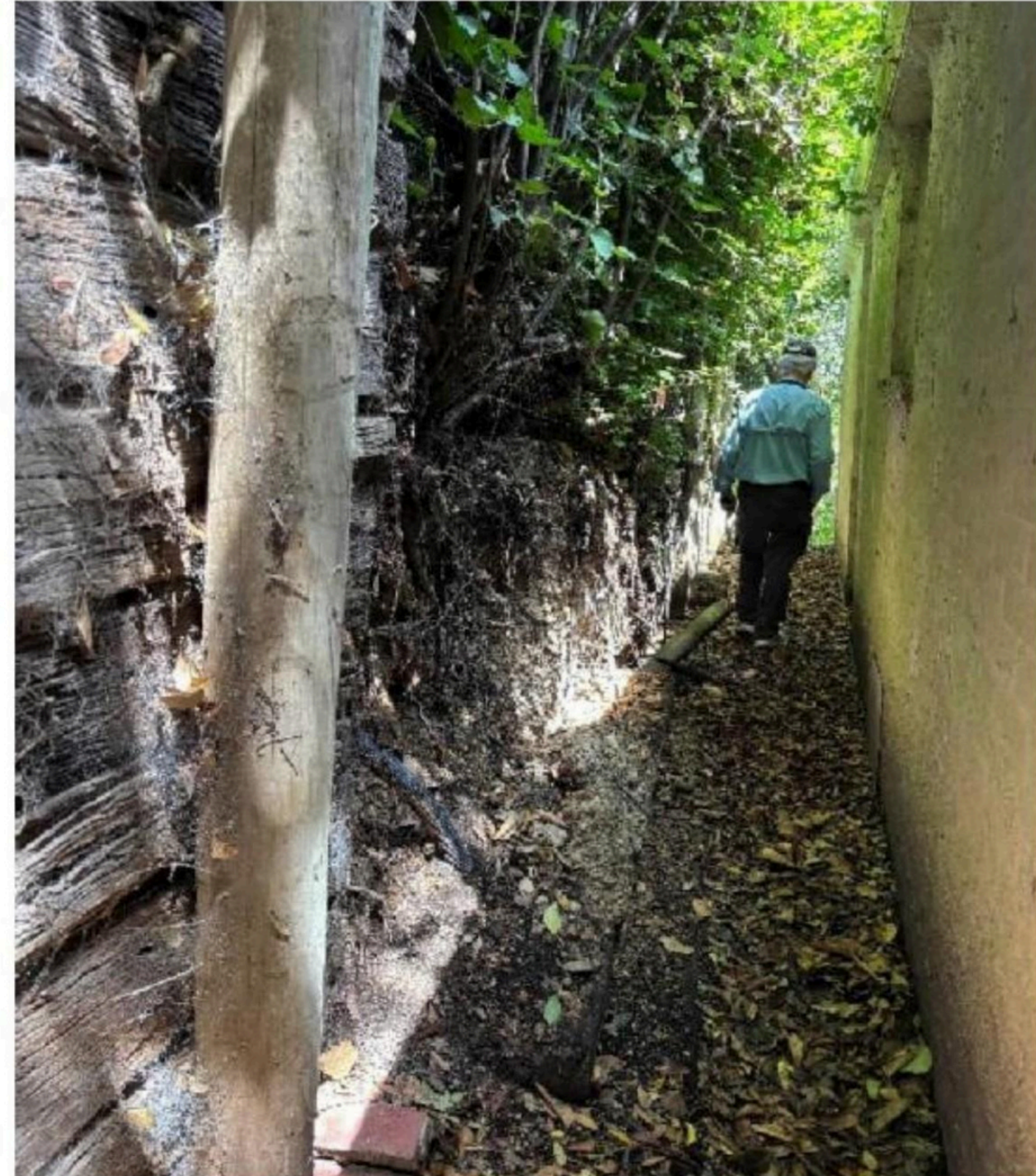
Kitchen



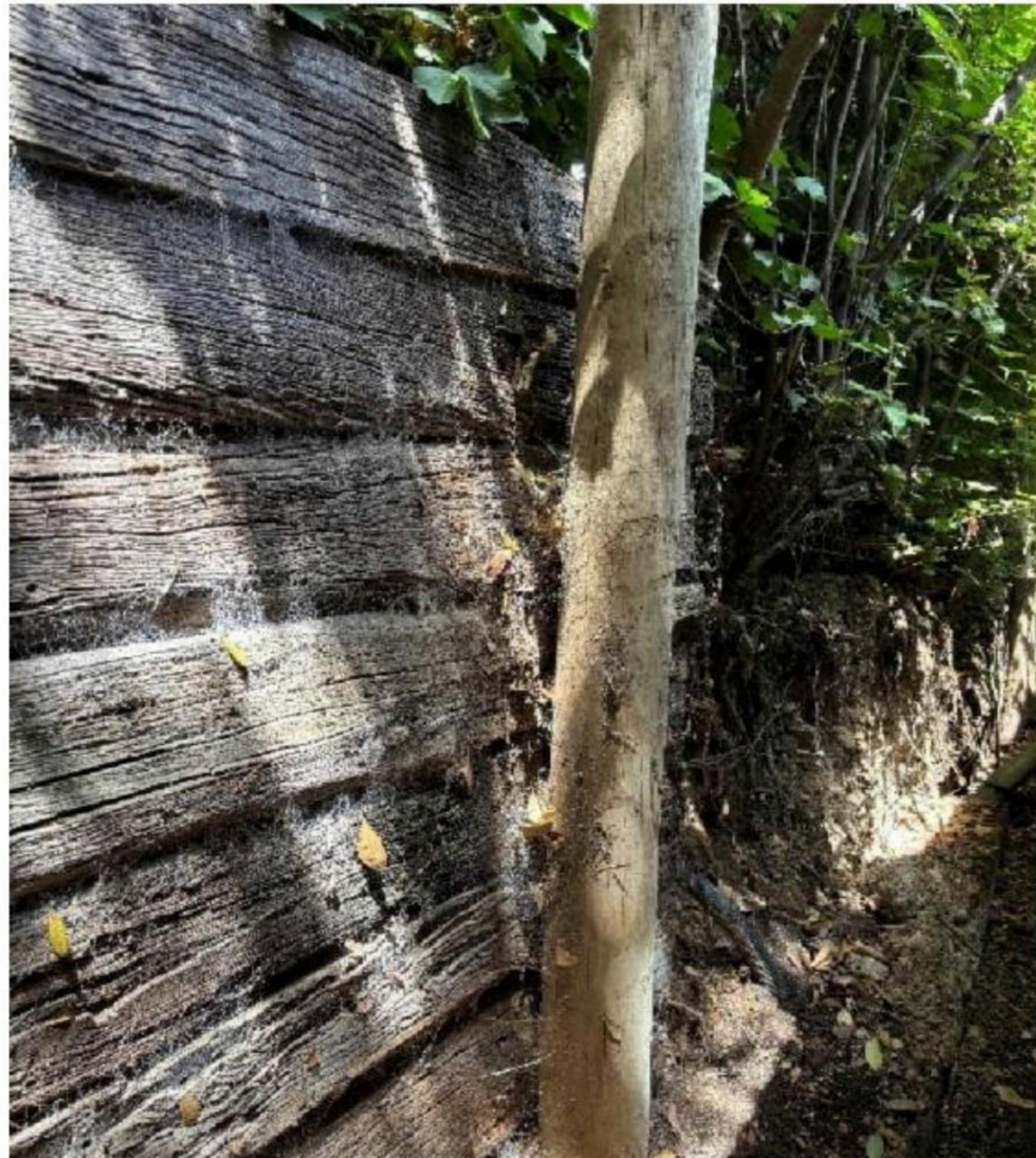
Dining Room



East side retaining wall



South side retaining wall



South side retaining wall



South side retaining wall



Timber fascia



External walls on southern side



External walls on southern side



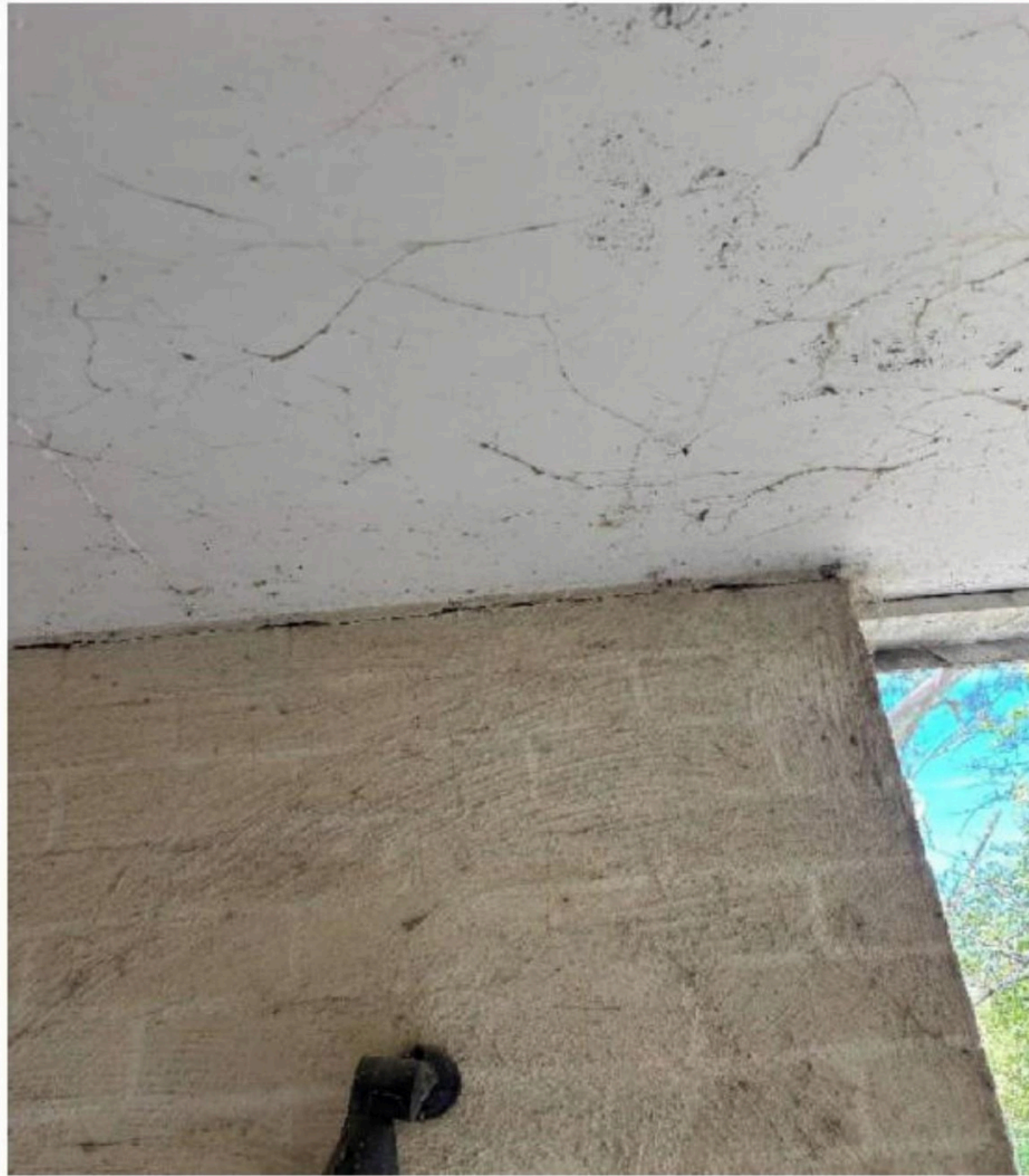
External walls on southern side



External walls on southern side



Wall on western side



Eastern front wall



Eastern front wall



Eastern front wall



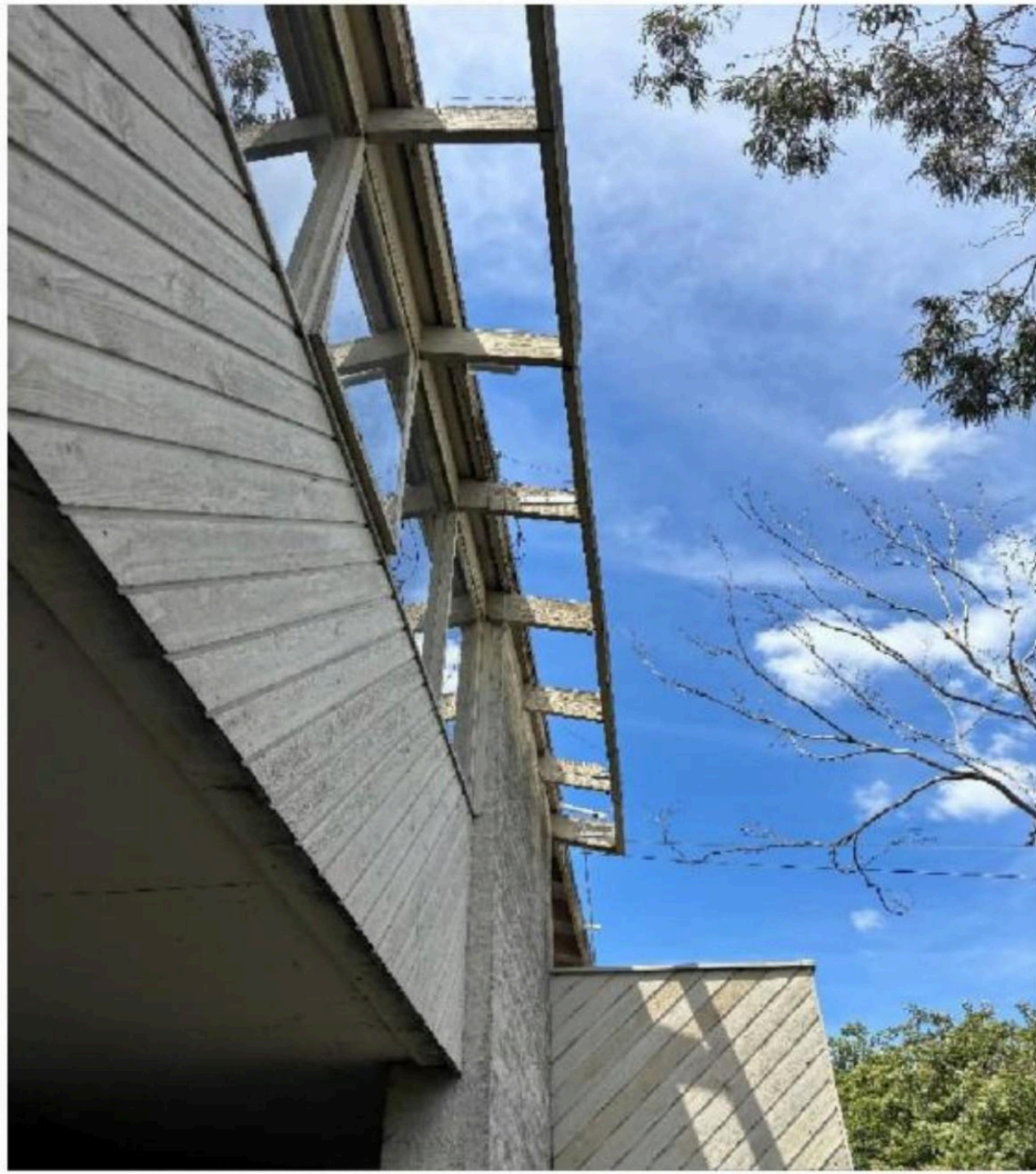
North west corner



North west corner



North west corner



External rafter



Pergola



Roof tiles



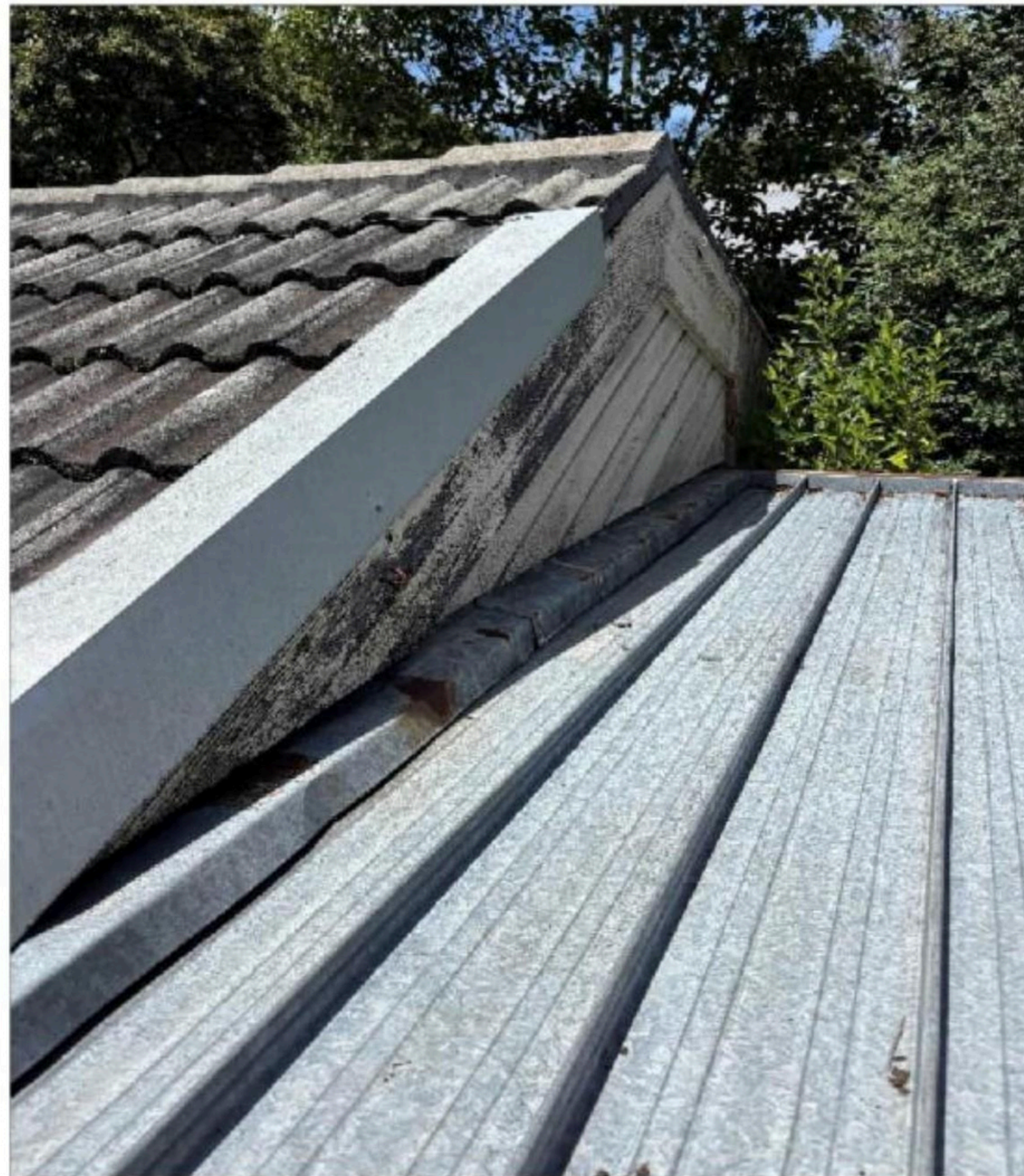
Roof tiles



Roof tiles



Roof tiles



Roof



Roof