

Just Inspections

Building Inspection Service

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Building Inspection Report

AS4349.1- 2007

Report Details

Report Date	17 Jun 2026
Structure At	
Appointment Date	Wed 17 Jun 2026 11:30AM - 12:30PM
Document Prepared By	Eleazar Torralba
Licence Number	69831ee3964bd3807902c496 Timber Pest Management

Client Details

Contact	
Address	
Contact Phone	

1 Inspection Agreement

Requirements for a Inspection Agreement:

AS4349.1-2007 requires that an inspection agreement be entered into between the inspector and the client prior to the inspection being conducted. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of the work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS4349.1-2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This mean that the building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of the Inspection:

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Special Conditions to Report?

No

2 Building Information

Details

Property Type	Domestic
Bedrooms	3
Bathrooms	2
Car Spaces	1
Building Height	Two Storey
Building Age	-
Building Position & Block Size	-

Gradient of the Land
Relatively Flat

Construction

Main Building Floor Construction	Slab on ground
Wall Material(s)	• Rendered
Floor Material(s)	Concrete
Roof Material(s)	Colored metal sheeting

Condition

Overall Construction Standards
 Acceptable

Quality of Workmanship & Materials
 Acceptable

Building Maintenance Level
 Reasonably Maintained

Services & Utilities

Connected Services

- ☒ Electricity
- ☒ Gas (Natural)
- ☒ Sewage
- ☒ Storm Water Drainage
- ☒ Water (Mains)

Other

Property Furnished	 Yes
Occupancy Status	 Occupied

Please Note:

To conduct a proper visual inspection in accordance with AS4349.3 the property should be vacant of all furnishings.

Site Drainage☒ Appears to be adequately drained**Amount of Smoke Detectors fitted at time of inspection**

2

Please Note:

The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.

Strata or Company title properties:☐ Yes**Evidence of extensions at the time of inspection?**☐ No

3 Definitions

- **Client** The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).
- **Building Consultant** A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.
- **Building and Site** The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.
- **Readily Accessible Areas** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.
- **Structure** The loadbearing part of the building, comprising the Primary Elements.
- **Primary Elements** Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.
- **Structural Damage** A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:
 - (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
 - (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
 - (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
 - (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.
- **Conditions Conducive to Structural Damage** Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.
- **Secondary Elements** Those parts of the building not providing loadbearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors. Definitions Page 21
- **Finishing Elements** The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.
- **Major Defect** A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
- **Minor Defect** A defect other than a Major Defect.
- **Serious Safety Hazard** Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.
- **Tests** Where appropriate the carrying out of tests using the following procedures and instruments:
 - (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and

other visible accessible elements of construction showing evidence of dampness was performed.

- (b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

4 Inspection Details	
Inspected Area	External House
Walls	■ Visually fine
Windows	■ General advice - see comments
Doors	■ Visually fine
Balustrade	■ General advice - see comments
Sealants	■ General advice - see comments
Driveways & Paths	■ Visually fine
Expansion Joints	■ Visually fine
Window Placement	■ General advice - see comments
Fascia	■ Visually fine
Eaves	■ General advice - see comments
Flashings	■ Visually fine
Valleys	■ Visually fine
Drainage	■ Visually fine
Gutters	■ General advice - see comments
General Advice Comments	-
Photos of Inspected Area	



The photograph reveals evidence of efflorescence along the grout lines of floor tiles. This white, powdery substance indicates that moisture is migrating through the grout, leaving behind mineral deposits as it evaporates. While typically a cosmetic issue, ongoing efflorescence may suggest potential underlying moisture problems that could affect the integrity of the tiling over time. It's advisable to monitor the source of moisture and take corrective actions if needed to prevent further occurrence and preserve the condition of the flooring.



The railing exhibits signs of weathering, including the accumulation of dirt and grime along the base. There are visible growths, possibly lichen or mould, suggesting moisture retention. This condition can potentially compromise the integrity of the railing over time. Regular cleaning is recommended to prevent further deterioration and ensure structural safety.



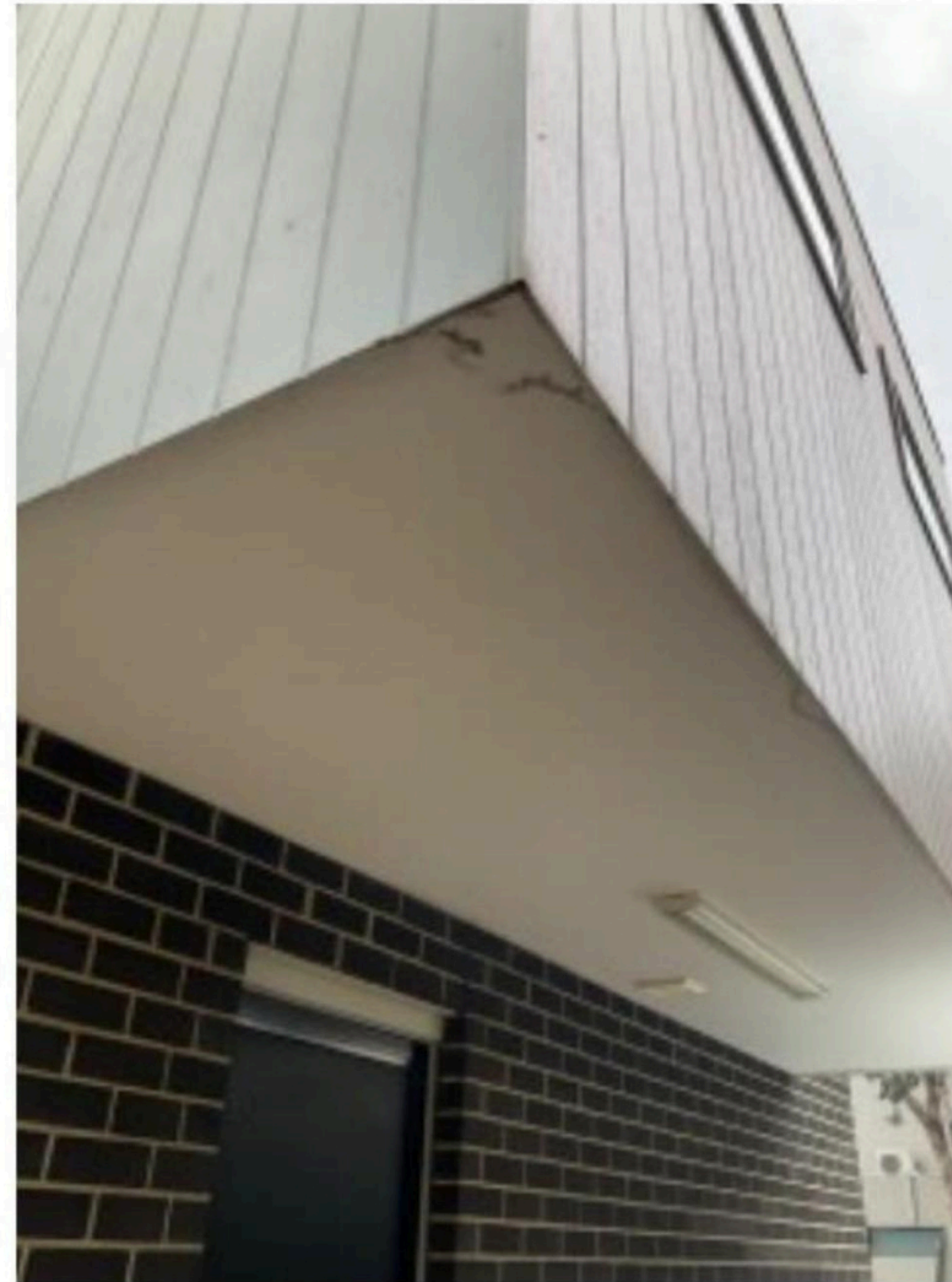
The window frame exhibits signs of wood rot and noticeable gaps and potential water ingress points. These gaps can lead to moisture penetration, potentially causing damage to surrounding materials. It's advisable to address this defect by resealing the frame to prevent further deterioration.



The roof gutter shows signs of poor maintenance, evidenced by significant moss and algae buildup along the edges. This accumulation suggests water retention issues, which may lead to long-term damage if not addressed. Proper cleaning of the gutter are recommended to ensure effective water flow and to prevent potential water damage to the adjacent structures. Regular maintenance will help mitigate any future issues related to improper water drainage.



Incorrect screws used for sliding door installation. Handyman to rectify.



The property exhibits visible water stains and possible mould growth along the underside of the eaves. Immediate attention is advised to identify the source of moisture and conduct necessary repairs to prevent further deterioration and maintain the integrity of the building. Regular maintenance and monitoring are recommended to avoid recurring problems.



There is a crack in one of the bricks above the window. Repair or replacement is recommended to prevent water penetration.



The exterior surface displays a noticeable crack where the rendered wall meets the brickwork. This separation indicates potential movement or settling issues that may require attention to prevent water ingress or further damage. Monitoring for any progression and repair would be advisable to maintain the integrity of the structure.



There is visible pooling of water on the roofing material. Regular inspection and maintenance are recommended to avoid further deterioration.

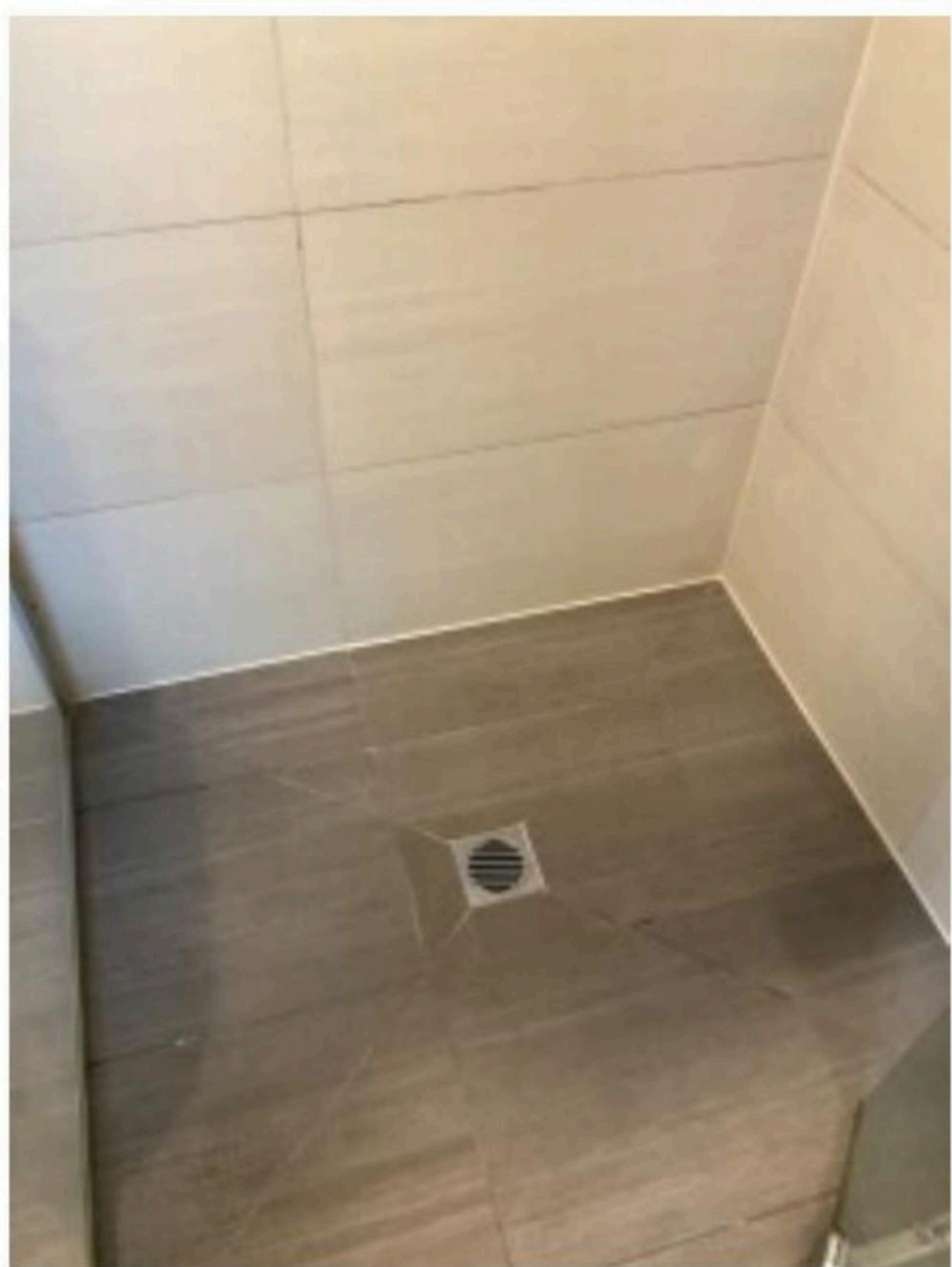
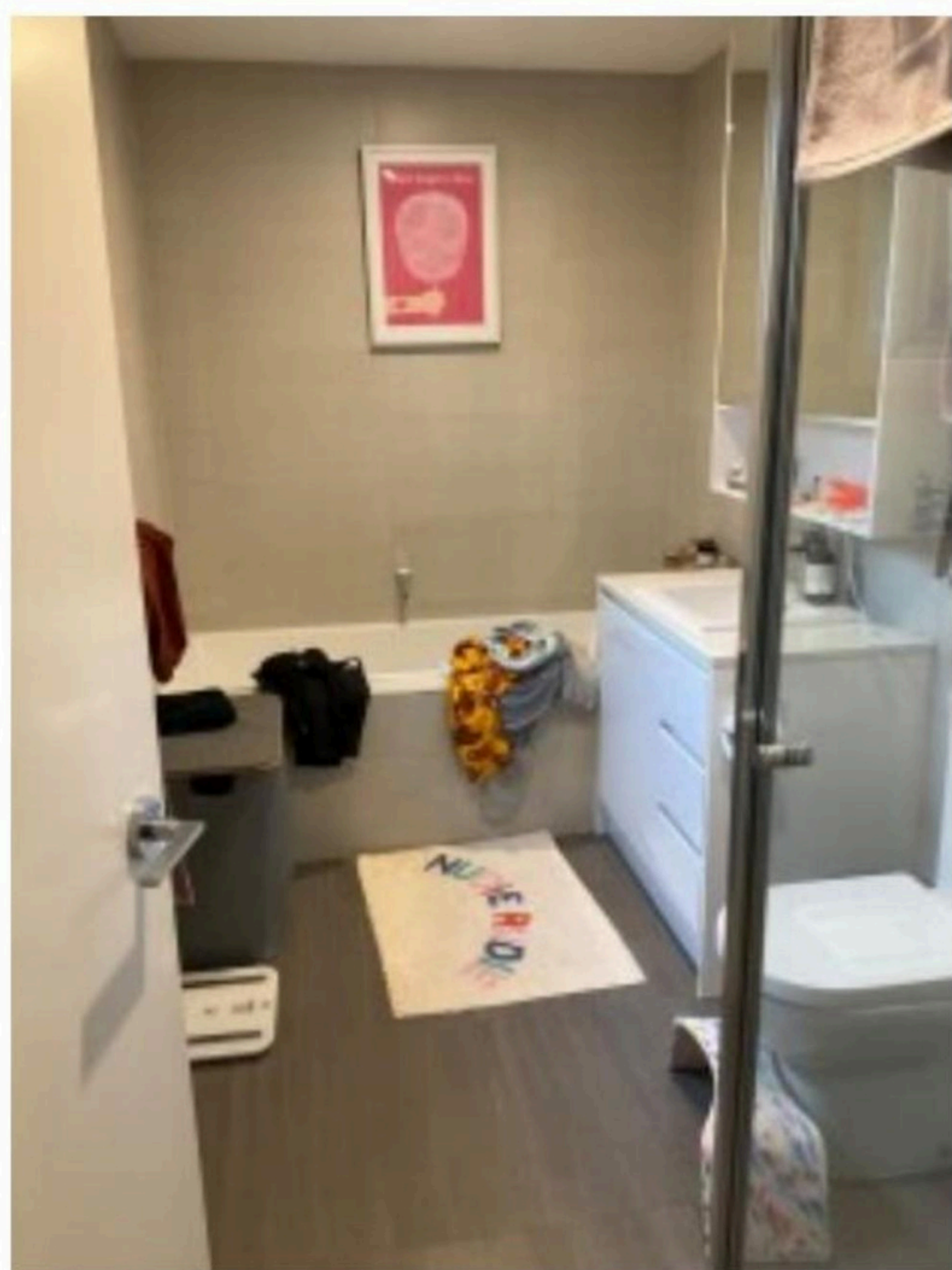


The presence of debris and water pooling on the gutter surface, contributing to moisture retention and possible corrosion. Recommend gutter cleaning to prevent water moisture and potential leaking.

Inspected Area	Bathroom
Floor	■ Visually fine
Ceiling	■ Visually fine
Walls	■ General advice - see comments
Windows	■ Visually fine
Doors	■ Visually fine
Heating/Cooling	■ Visually fine
Ground Cabinets	■ Visually fine
Benchtop	■ Visually fine
Drawers	■ Visually fine
Sink	■ Visually fine
Sealants	■ General advice - see comments
Tiles/Glass/Splashback	■ Visually fine
Ventilation	■ Visually fine
Taps	■ Visually fine
Shower Recess	■ Visually fine
Shower Screen	■ Visually fine
Bath	■ Visually fine

Mirrors	Visually fine
Towel Rail	Visually fine
Basins	Visually fine
Toilet	Visually fine
Toilet Roll Holder	Visually fine
Drainage	Visually fine
General Advice Comments	-

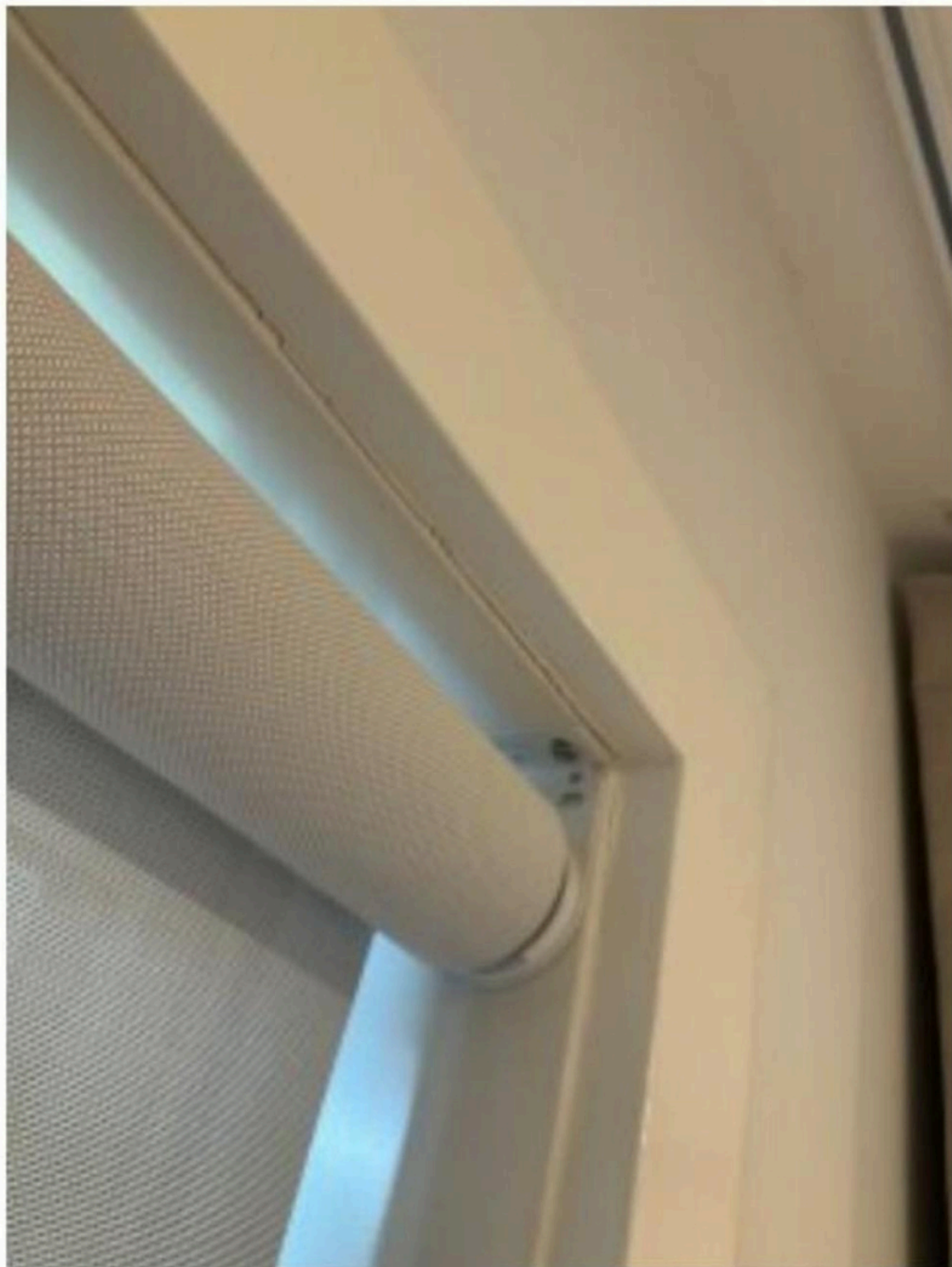
Photos of Inspected Area



Visible signs of mould growth on the wall tiles and shower base in the bathroom. Recommend regular cleaning to prevent grout deterioration

Inspected Area	Bedroom
Floor	Visually fine
Ceiling	Visually fine
Walls	Visually fine
Windows	General advice - see comments
Doors	Visually fine
Heating/Cooling	Visually fine
Smoke Detectors	Visually fine
Robes	Visually fine
Mirrors	Visually fine
General Advice Comments	-

Photos of Inspected Area



The window frame exhibits noticeable cracking along the inner edges, which could indicate minor structural movement or settling. Though currently superficial, these cracks may allow moisture ingress over time if not promptly sealed and maintained. Regular monitoring and timely repairs are recommended to prevent potential deterioration.

Inspected Area	Garage (Unattached)
Floor	■ Visually fine
Drainage	■ Visually fine

Photos of Inspected Area





Inspected Area	Ensuite
Floor	■ Visually fine
Ceiling	■ Visually fine
Walls	■ Visually fine
Doors	■ Visually fine
Heating/Cooling	■ Visually fine
Benchtop	■ Visually fine
Drawers	■ Visually fine
Sink	■ Visually fine
Sealants	■ Visually fine
Tiles/Glass/Splashback	■ Visually fine
Ventilation	■ Visually fine
Taps	■ Visually fine
Shower Recess	■ Visually fine
Shower Screen	■ Visually fine
Bath	■ Visually fine
Mirrors	■ Visually fine
Towel Rail	■ Visually fine
Toilet	■ Visually fine
Toilet Roll Holder	■ Visually fine
Drainage	■ Visually fine

Photos of Inspected Area



Inspected Area	Hallways
Floor	General advice - see comments
Ceiling	Visually fine
Walls	Visually fine
Doors	Visually fine
Smoke Detectors	Visually fine
General Advice Comments	-

Photos of Inspected Area



The image indicates a scratch on a timber floorboard. This defect could compromise the aesthetic appeal. Further inspection is recommended to determine the cause and assess whether repairs or replacements are necessary.

Inspected Area	Kitchen
Floor	■ Visually fine
Ceiling	■ Visually fine
Walls	■ Visually fine
Windows	■ Visually fine
Doors	■ General advice - see comments
Heating/Cooling	■ Visually fine
Ground Cabinets	■ Visually fine
Overhead Cabinets	■ Visually fine
Benchtop	■ Visually fine
Drawers	■ Visually fine
Sink	■ Visually fine
Oven	■ Visually fine
Rangehood	■ Visually fine
Dishwasher	■ Visually fine
Sealants	■ General advice - see comments
Tiles/Glass/Splashback	■ Visually fine
Taps	■ Visually fine
Smoke Detectors	■ Visually fine
General Advice Comments	-
Photos of Inspected Area	



The gas cooktop installation shows sealant deterioration between the appliance and the surrounding countertop, which may result in moisture entry and accumulation. The lack of a proper seal may also compromise the countertop’s integrity over time. It is recommended to have a qualified tradesperson address this issue by ensuring a secure and well-sealed fit to prevent potential deterioration and maintain the kitchen’s overall functionality and appearance.



The image presents evidence of minor cracks and gaps in the wall near the door frame. The separation between the wall and floor potentially allowing moisture ingress. It is advisable to repair the gaps to ensure the integrity of the structure is maintained and to prevent future complications.

Inspected Area	Living Areas
Floor	Visually fine
Ceiling	Visually fine
Walls	General advice - see comments
Windows	Visually fine
Heating/Cooling	Visually fine
Stairs	General advice - see comments
Smoke Detectors	Visually fine
General Advice Comments	-
Photos of Inspected Area	



The handrail was found to be loose at the time of inspection, excessive movement was noted, which reduce its effectiveness and could pose a safety risk to occupants. It is recommended to be secured by a qualified tradesperson to ensure stability.



The image shows a minor crack line along the painted surface. The defect appears to be a minor cosmetic issue. Requires simple repair and repainting to restore the aesthetic appeal of the area.



The wall beneath the air conditioning unit shows signs of water staining, suggesting a potential leak or condensation issue from the unit above. This could lead to moisture damage. Recommended assessment and monitor are advised to prevent further damage and ensure the longevity of both the unit and the wall structure.

Inspected Area

Laundry

Floor

■ Visually fine

Ceiling	■ Visually fine
Walls	■ Visually fine
Windows	■ Visually fine
Doors	■ Visually fine
Heating/Cooling	■ Visually fine
Ground Cabinets	■ Visually fine
Overhead Cabinets	■ Visually fine
Benchtop	■ Visually fine
Drawers	■ Visually fine
Sink	■ Visually fine
Sealants	■ Visually fine
Tiles/Glass/Splashback	■ Visually fine
Ventilation	■ Visually fine
Taps	■ Visually fine
Smoke Detectors	■ Visually fine
Drainage	■ Visually fine

Photos of Inspected Area



Inspected Area	Separate Toilet
Floor	■ Visually fine
Ceiling	■ Visually fine
Walls	■ Visually fine
Windows	■ Visually fine

Doors	■ Visually fine
Sink	■ Visually fine
Sealants	■ Visually fine
Tiles/Glass/Splashback	■ Visually fine
Ventilation	■ Visually fine
Taps	■ Visually fine
Basins	■ Visually fine
Toilet	■ Visually fine

Photos of Inspected Area



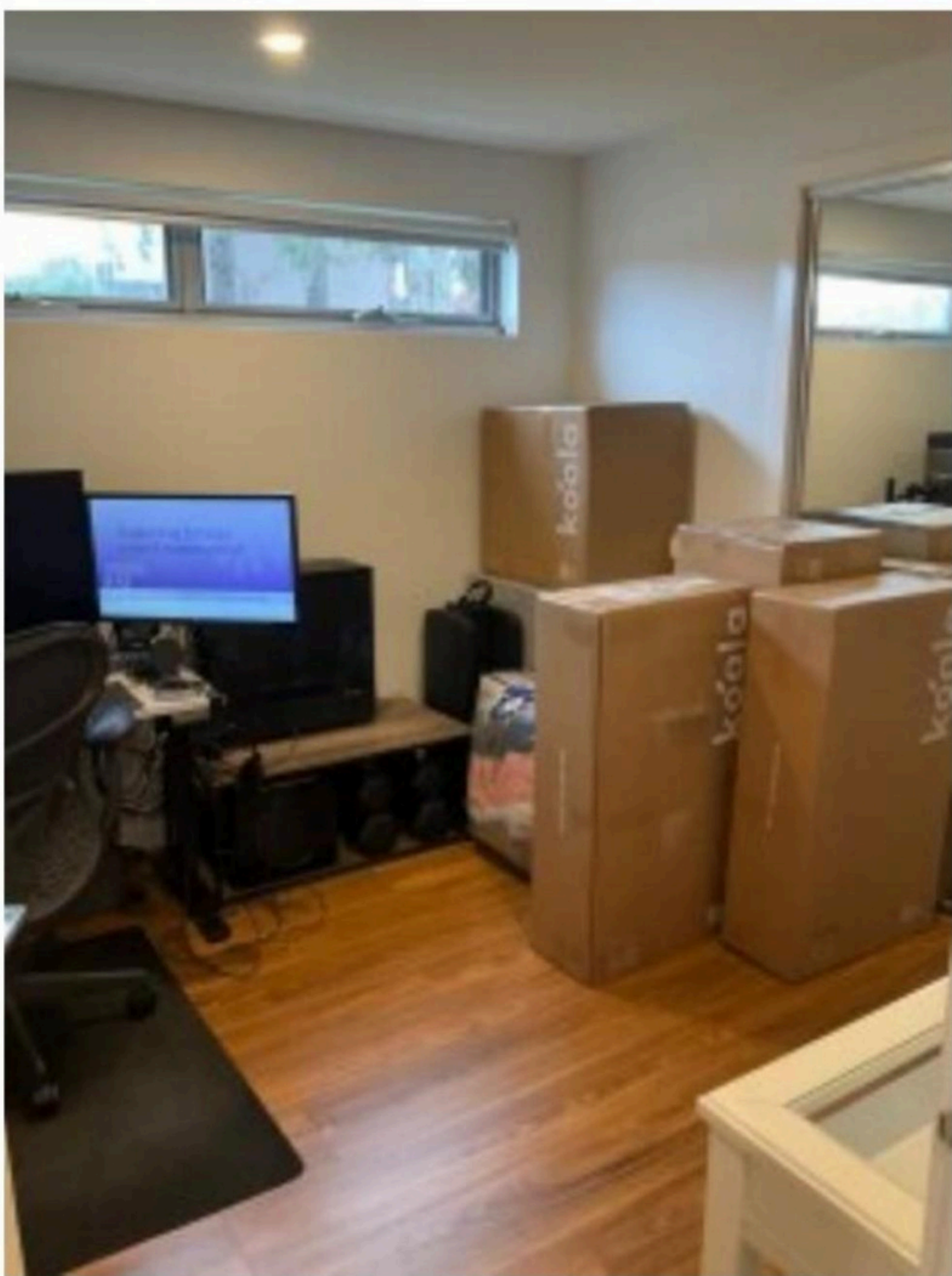
Inspected Area	Bedroom
Floor	■ Visually fine
Ceiling	■ Visually fine
Walls	■ Visually fine
Windows	■ Visually fine
Doors	■ Visually fine
Heating/Cooling	■ Visually fine
Smoke Detectors	■ Visually fine
Robes	■ Visually fine
Mirrors	■ Visually fine

Photos of Inspected Area



Inspected Area	
Bedroom	
Floor	Visually fine
Ceiling	Visually fine
Walls	Visually fine
Windows	Visually fine
Doors	Visually fine
Heating/Cooling	Visually fine
Robes	Visually fine
Mirrors	Visually fine

Photos of Inspected Area



5 Report Summary

The Building Inspection Summary provides you with the key items that the inspector considers of most significance to the building inspected. Please read the complete report for a full understanding of the findings of the inspector.

NOTE: This summary is not the complete report and any apparent discrepancies between the summary and the full report should defer to the complete report which overrides the Summary.

Major Defect Findings

■ Within the limitations of a Visual Inspection no major defects were found

A major defect in any internal or external primary load bearing component of the building which seriously affects the structural integrity of the building requiring rectification be carried out as soon as possible to avoid:

- unsafe conditions
- posing a threat to life or serious injury
- loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function
- further substantial deterioration of the building

In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C - Australian Standard AS2870-2011.

Serious Structural Defect Findings

■ Within the limitations of a Visual Inspection no serious structural defects were found

Minor Defect Findings

■ Minor defects were found, please see the completed report

6 Terms and Conditions

Information Regarding the Scope & Limitations of our Inspection and Report: In accordance with AS4349.1-2007. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.) The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. This report is limited to a visual inspection of areas where safe and reasonable access is available, and access permitted on the date and at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances.
2. **Safe and Reasonable Access:** Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.
 1. Roof Interior- Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm Height accessible from a 3.6m ladder.
 2. Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground. AS4349.1-2007 section 4.2.4.2 states- Minor defects: The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections.
3. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential.
4. Further, this report is not intended to be used as a marketing tool by any real estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.
5. We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.
6. **This Report DOES NOT MAKE COMMENT ON CONCEALED DEFECTS:** This report does not and cannot make comment upon: Defects that may have concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. This report does NOT cover excluded items within Appendix D of AS4349.1-2007
7. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, phone, text or mail. You must allow us to visit the property (which visit must occur within

twenty-eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection. If YOU are not satisfied with our response YOU must within twenty-eight (28) days (after occupation) of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. "Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to" a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, order either party to pay any settlement amount or costs to the other party; but not specify a time for payment, then such payment shall be made within twenty eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

8. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
9. This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the CSIRO has a brochure available from your local Council in reference to foundation maintenance.
10. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.
11. **Conclusion & Warning:** HIGH (Needs immediate rectification) TYPICAL (Rectification works is required) LOW (Minor rectification is required.) The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment only of the property to identify any defects and to form an opinion regarding the condition of the property at the time of the inspection. Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.
12. In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. The inspection does not cover common property. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.
13. **Trees:** Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.
14. **Septic Tanks:** It is our opinion that this item, if applicable to this site MUST be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.
15. **Swimming Pools:** Swimming Pools and Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool inspection expert and report be consulted to examine the pool and the pools equipment and its plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing codes can also be obtained from your local Council. Swimming Pool fencing safety inspection should be carried out annually. (Subject to State by State regulations)
16. **DISCLAIMER 1:** No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.
17. **DISCLAIMER 2:** DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the "Client" in connection with the use of this Inspection Report. The only Person to whom we may be liable and

to whom losses arising in contract or tort sustained may be payable by us, is the Client named "Client" of this report.

18. **NOT A CERTIFICATE OF COMPLIANCE:** This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance, or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

1. Please refer to full body of the report regarding sections that were incapable/inaccessible/obstructed of being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floorboards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner or occupant.

19. This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report. I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

1. Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics/roof voids with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic/roof void is only partially accessed, thereby limiting the review of the attic/roof void area from the hatch area only. Inspectors will not crawl the attic/roof void area when they believe it is a danger to them or that they might damage the attic/roof void insulation or framing. There is a limited review of the attic/roof void area viewed from the hatch only in these circumstances.
2. The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally, issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippy surfaces, deteriorated/brittle covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.
3. Limitations of the exterior inspection. This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilisation measures are not inspected unless specifically agreed-upon and documented in this report. Please note - If any wall cracking/cracks/ openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practising structural engineer for further advice.
4. Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings' settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint

stuck will also not be forced open. Water leaks to Windows and surrounds cannot be determined in the absence of rain.

5. Internal Inspections. Inspection to the upper side of flooring of the internal inspection is normally restricted by carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.
6. Important note: Where any elevated structure (deck, balcony, veranda etc) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.
20. **SURFACE WATER AND DRAINAGE:** The retention of water from surface run off could influence the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water runoff and have the water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.
21. **SHOWER RECESSES:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
22. **GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.
23. **RETAINING WALLS:** Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.
24. **ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

25. **ASBESTOS DISCLAIMER :** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.
26. **MOULD** (mildew and non-wood decay fungi) disclaimer: Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.
27. **MAGNESITE DISCLAIMER:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.
28. **DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"