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INVESTIGATION REPORT

Sample Property

Name withheld

23/06/2025

Inspector
Dan Winton
1300 471 805
booking@ownerinspections.com.au

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Inspection Agreement

1. This is an Agreement between you, the undersigned Client, and us, Owner Inspections.

2. If there is more than one Client, you are signing on behalf of all of you, and you represent that you are authorised to do so.

3. The purpose of the Dilapidation Inspection and Report is to provide a visual assessment and provide in-writing regarding the condition of the Property at the date and time of Inspection.

4. The Report is based on the condition of the inspected Property at the date and time of Inspection. While the Inspection and Report were conducted and prepared with the possible care, still some access limitation and safety hazards can limit the Inspector's ability to detect all defects. These limits and safety items are defined in the standards.

5. This Report does not include the identification of unauthorised building work or work not compliant with building/council regulations. The Report does not include identification of the municipality regulations and requirements as well as identification of design defects for the construction. According to the Standards, the estimate of the costs of the rectifications is not required in this Report.

6. The Dilapidation Report is prepared based on the visual findings and assessment of the Inspector at the date and time of the Inspection on the general condition of the inspected Property. The Report will not guarantee to include all defects.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational licence in the jurisdiction where the Property is located.

8. Checking Legal matters, building contract, design, easements, local council restrictions and requirements, crossovers, Strata title, boundaries, connections, building envelope, planning and building permits, setbacks and zonings are out of this Inspection and Report scope of work.

9. The Report will not include defects that may only be apparent in certain weather conditions or defects that have not yet appeared due to prolonged periods of wet or dry weather or other reasons.

10. An inspector shall only inspect areas where safe and unobstructed access provided. Reasonable access is defined in AS4349.1-2007 and this Agreement. Reasonable access does not include removing stored material/goods, nails, screws, cutting or making access hole, and moving furniture.

11. We will not test for the presence of radon, a harmful gas, mould, presence of asbestos, soil contamination, or other environmental hazards or violations.

12. The Report does not identify the presence of pests or any damage caused by pests (e.g. termites, borers, etc.).

13. The Inspection is not intended to include rigorous assessment of all building elements in a property.

14. If you request a re-Inspection, the re-Inspection is subject to the terms of this Agreement and re-Inspection fee.

15. The Report will be based on the Inspector's assessment on major defects and safety hazards evident and visually visible on the date and time of the Inspection.

16. Limitation on Liability and Damages: We are not liable for any cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the Inspection for the agreed-upon fee.

17. Our Inspection and Report are for your use only. You will be the sole owner of the Report and all rights to it. We are not responsible for the use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. You are not allowed to send/show our Report and/or a quotation to our market competitors. If Owner Inspections realise that our competitor has/saw our Report belonging to you and your Property, we have the right to take legal action to retrieve damages. If you or any person acting on your behalf provide the Report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our Inspection and Report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

18. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire Agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorised officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorised officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after six months from the date of the Inspection.

19. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us because of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified legal advice before accepting this Agreement.

20. You may not assign this Agreement.

21. BY BOOKING THE INSPECTIONS, YOU CONFIRM THAT YOU HAVE CAREFULLY READ THIS

AGREEMENT. YOU AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Purpose of Inspection

This Report highlights the existing condition of a property at the date and time of inspection. It documents the existing damage of that property or infrastructure, and the state of any aspects of that property that might be affected by the construction work, excavation or demolition which is set to take place.

Conditions of Inspection

An Inspection Report may be conditional on:

Prevailing weather conditions or recent occupancy and use of services that might affect observations; Information provided by the Client or the agents of the Client; Deliberate concealment of defects; Any other relevant factor limiting the Inspection.

Scope of Inspection

The Inspection shall comprise 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 of Inspection. An estimate of the cost of rectification of defects is not required in an Inspection report in accordance with this Standard.

Inspection Records

The Inspector shall record the following information prior to, or during the course of the Inspection: Identity of the Inspector undertaking the Inspection; Identity of the Client; The address of the Property inspected; Date of Inspection; Weather conditions at the time of the Inspection; Limitations of Inspection with respect to the accessible area; Observation of defects.

Areas for Inspection

The Client shall arrange right of entry, facilitate physical access to the property and supply necessary information to enable the Inspector to undertake the Inspection and prepare a report. The Inspector is not responsible for arranging access to Property or parts of the Property. Areas where reasonable entry is denied to the Inspector, or where reasonable access is not available, are excluded and do not form part of, the Inspection.

The Inspector shall inspect accessible parts of the building and appurtenances, together with the relevant feature of the Property and within the boundaries of the site, or as otherwise agreed in the Inspection Agreement. In this context, relevant features include 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.

The following areas shall be inspected where applicable: The interior of the building; The exterior of the building.

Significant items to be reported are as follows:

(a) Major defects.

(b) A general impression regarding the extent of minor defects, for example, significantly deteriorating exterior paint.

(c) Any major defect that is an urgent and serious safety hazard, for example, unsafe balustrades or imminent collapse of a structural member.

Items to be inspected where applicable:

Internal and external walls, doors, windows, chimney, fences, gutters and downpipes, roofing, driveway and pathways.

Exclusion of items from Inspection (Appendix D):

(a) Footings below ground; (b) Concealed damp-proof course; (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems; (d) Concealed plumbing; (e) Adequacy of roof drainage as installed; (f) Gas fittings and fixtures; (g) Airconditioning; (h) Automatic garage door mechanisms; (i) Swimming pools and associated filtration and similar equipment; (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues; (k) Alarm systems; (l) Intercom systems; (m) Soft floor coverings; (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems; (o) Paint coatings, except external protective coatings; (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea-formaldehyde); (q) Timber and metal framing sizes and adequacy; (r) Concealed tie-downs and bracing; (s) Timber pest activity; (t) Other mechanical or electrical equipment (such as gates, inclinators); (u) Soil conditions; (v) Control joints; (w) Sustainable development provisions; (x) Concealed framing-timbers or any areas concealed by wall linings/sidings; (y) Landscaping; (z) Rubbish; (aa) Floor cover; (bb) Furniture and accessories; (cc) Stored items; (dd) Insulation; (ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions); (ff) Energy efficiency; (gg) Lighting efficiency.

Safe and reasonable access

The extent of accessible areas shall be determined by the Inspector at the time of Inspection,

based on the conditions encountered at the time of Inspection. The Inspector shall also determine whether sufficient space is available to allow safe access. The Inspection shall include only accessible areas and areas that are within the Inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined as below:

Access Limitation:

The Inspector will conduct a non–invasive visual Inspection which will be limited to those accessible areas and sections of the Property to which Safe and Reasonable Access is both available and permitted on the date and time of the Inspection. Areas where reasonable entry is denied to the Inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the Inspection. Those areas may be the subject of an additional Inspection upon request following the provision or reasonable entry and access.

The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or obstructed. The Inspector will not dig, gouge, force or perform any other invasive procedures.

When the inspector will report the access limitations/restrictions, a re-inspection should be booked (extra charge applies) to complete the inspection and report within 14 days.

Examples of access limitations:

The legal right of entry, locked doors/windows, security systems, pets, furniture or other Obstructions, Height, narrow boundary clearances, thick vegetation, small roof or crawl space, adverse weather conditions. The Report shall identify any area or item within the scope of the Inspection that was not inspected and the factor that prevented Inspection.

Definitions:

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.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

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.

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 who is 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.

Defect: Fault or deviation from the intended condition of a material, assembly, or component.

Minor defect: A defect other than a major defect.

Serviceability defect: Fault or deviation from the intended serviceability performance of a building element.

Structural defect: Fault or deviation from the intended structural performance of a building element.

Structural element: Physically distinguishable part of a structure; for example, wall, columns, beam, connection.

Subfloor space: Space between the underside of a suspended floor and the ground.

Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

Site: Allotment of land on which a building stands or is to be erected.

TYPES OF CRACKING DEFECT

Determining defect: Cracking in a building element may constitute a defect in a variety of ways. In many cases a particular cracking occurrence may result in more than one type of defect. For example, a particular crack might at the same time be a structural defect, a serviceability defect and an appearance defect.

Appearance defect: Cracking of a building element is an appearance defect where in the opinion of the Inspector the only present or expected consequence of the cracking is that the appearance of the element is blemished.

Serviceability defect: Cracking of a building element is a serviceability defect where in the opinion of the Inspector the present or expected consequence of the cracking is that the function of the building element is impaired.

Examples of serviceability defects resulting from cracking are as follows:

(a) Windows or doors not opening and closing properly.

(b) Water leakage occurs through a building element, which otherwise should not

allow water entry.

Structural defect: Cracking of a building element is a structural defect where in the opinion of the Inspector the present or expected consequence of the cracking is that the structural performance of the building element is impaired, or where the cracking is the result of the structural behaviour of the building.

The criteria for determining whether cracking is a structural defect are not solely related to

crack width. Cracks 0.l mm wide may be a structural defect while cracks 5.0 mm wide may

not be structural defects. Cracking in a structural element does not necessarily indicate a

structural defect.

Cracks:

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking. Regardless of the appearance of the cracks, a Building Inspector carrying out the Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Other Inspections:

It is Strongly Recommended that the following Inspections and Reports be obtained prior to commencement of construction:

- Council Plan Inspection
- Electrical Inspection
- Plumbing Inspection
- Timber Pest Inspection
- Structural (Engineer)
- Geotechnical Inspection
- Swimming Pool Inspection
- Drainage Inspection
- Asbestos Inspection
- Mould Inspection
- Gas fitting Inspection

- Appliances Inspection

- Air-conditioning Inspection

- Alarm/Intercom/Data Systems

- Hydraulics Inspection

- Mechanical Services

- Hazards Inspection

- Fire/Chimney Inspection

- Estimating Report

- Garage Door Mechanical

- Durability of Exposed Surfaces

Strata Title and Easements: Strata title and easement are out of the scope of this Report. It is strongly recommended that an Land Surveying and Report on these areas be obtained prior to commencement of building/extension.

Other Notes:

In the case of strata and company title properties, the Inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete Inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and 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 fines for non-compliance under the legislation.

Surface Water Drainage: The retention of water from surface runoff could have an effect on the foundation material which in turn could affect the footings to the house. The best practice is to monitor the flow of surface water and stormwater runoff and has the water directed away from the house or to stormwater pipes by a licensed plumber/drainer.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information 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.

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.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the Property fully accessible and visible to the Inspector on the date of Inspection. The Inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CAN NOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CAN NOT be destructively probed or hit without the written permission of the property owner.

This Report does not and cannot make comment upon: defects that may have been 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 the absence of any dampness at the time of the Inspection does not necessarily mean that the enclosure will not leak); 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.

Accordingly, this Report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the Property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

CONSUMER COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify Us within 7 days

from the inspection date by email. You must allow Us (which includes persons nominated by 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-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner: The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator, and The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator 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-one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the Property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed, then this may be noted in the Additional Comments section of the Report. Buildings built prior to 1982 may have a wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. The sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the Property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.”

MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER: Mildew and non-wood

decay fungi are commonly known as Mould. However, Mould and its 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. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the Report. If Mould is noted as present within the Property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

MAGNESITE FLOORING 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.

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of the 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).

CONTACT THE INSPECTOR

Please feel free to contact the Inspector who carried out this Inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report then you should immediately contact the Inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the Inspector prior to acting on this Report.

SUMMARY

1.1.1 + Inspection Details - + General: Meth Testing
1.1.2 + Inspection Details - + General: Meth Testing
1.1.3 + Inspection Details - + General: Meth Testing
1.3.1 + Inspection Details - + Views: + General views of the property at the time of the inspection
2.1.1 + Inspection Summary Notes - Overall conditions : Drug Residue Testing (Methamphetamine)

1: + INSPECTION DETAILS

Information

+ General: In Attendance
Client

+ General: Type of Building
House

+ General: Occupancy
Vacant

+ General: How Many Levels?
Double Storey

+ General: Weather Conditions
Light Rain, Cool

+ General: External Building Material
Brick Veneer

+ General: Roof

Tiled

+ Views: Front

+ Views: Left

+ Views: Right

+ Views: Rear

Limitations

+ Limitations / Obstructions

+ REASONABLE ACCESS TO THE PROPERTY WAS RESTRICTED BY:

Furnishings And Other Stored Goods, Roof Coverings, Weather, Plaster, Stored Material, Furniture, Sub-Floor Due To Limited Crawl Space

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ SUBFLOOR/BASEMENT:

Not applicable

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ ROOF SPACE:

Limited Crawl Space

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ INTERNAL:

Furnitures, Stored Goods, Furnishings, Walls and Ceiling Linings, Cabinetry

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ EXTERNAL:

Height

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

+ Limitations / Obstructions

+ ROOF EXTERNAL:

Height

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Observation

1.1.1 + General

Defects

METH TESTING

KITCHEN, DINING, LIVING, BEDROOMS 1, 2 AND 3

Testing to all areas provided Negative results.

Results

1.1.2 + General

Defects

METH TESTING

DOWNSTAIRS BEDROOMS 1 AND 2, KITCHEN, BATHROOM AND LAUNDRY

Testing to all areas provided Negative results.

Results

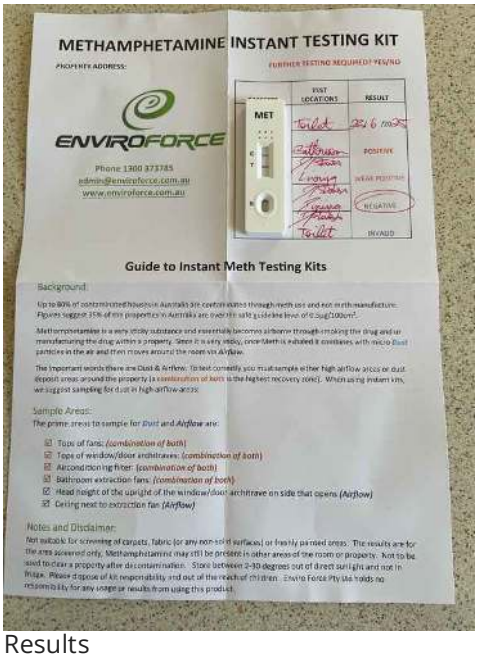
1.1.3 + General

METH TESTING

Defects

TOILET, BATHROOM, DOWNSTAIRS LIVING, DINING AND TOILET

Testing to all areas provided Negative results.



Results

1.3.1 + Views

+ GENERAL VIEWS OF THE PROPERTY AT THE TIME OF THE INSPECTION

Maintenance Item/Information Only

Front

Left

Rear

Right

2: + INSPECTION SUMMARY NOTES

		V	D	M	U
2.1	Overall conditions	X			

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Observation

2.1.1 Overall conditions

Defects

DRUG RESIDUE TESTING (METHAMPHETAMINE)

ALL ROOMS.

Testing to all areas provided Negative results for Methamphetamine use.

Results of tests are in General Inspection Details.