



Building Inspection Report

Inspection Date: Mon, 16 Mar 2026

Property Address: 37 Armstrong Way, Highland Park QLD
4211, Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 16 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 37 Armstrong Way, Highland Park QLD 4211, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Tony Winders Ph: 0419 662 882
Email: Ashmore@jimsbuildinginspections.com.au

QBCC 1149244

Company Name: Jim's Building Inspections Ashmore

Company Address and Postcode: Chirn Park 4215

Company Email: Ashmore@jimsbuildinginspections.com.au

Company Contact Numbers: 0419 662 882

Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

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

Section B General

General description of the property

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| Building Type | Detached, Residential |
| Company or Strata title | No |
| Floor | Slab - Infill Slab, Suspended Timber Frame |
| Furnished | Furnished |
| No. of bedrooms | 4 |
| Occupied | Occupied |
| Orientation | South East |
| Other Building Elements | Fence - Post and Rail Construction, Footpath, Pergola, Pool, Fence - Fabricated Metal Fence, Driveway, Retaining Walls |
| Other Timber Bldg Elements | Architraves, Doors, Door Frames, Deck, Internal Joinery, Skirting Boards, Stair Railing |
| Roof | Pitched, Tiles, Timber Framed |
| Storeys | Double |
| Walls | 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.

- Fencing
- Exterior
- Interior
- Pool Surrounds
- Gardens
- Roof Exterior - Part
- Landscaping Timbers
- Roof Void - Part
- The Site
- Timber Retaining Walls
- Trees
- Wall 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:

- Areas of low roof pitch preventing full inspection.
- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Outside of the fencing.
- Timber retaining walls due to obstructions.

- Wall exterior due to obstructions.

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:

- Above safe working height
- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Ceiling linings
- Debris or rubbish
- Evidence of recently painted walls or ceilings
- Decking
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Rugs
- Sarking
- Stored items
- Vegetation
- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

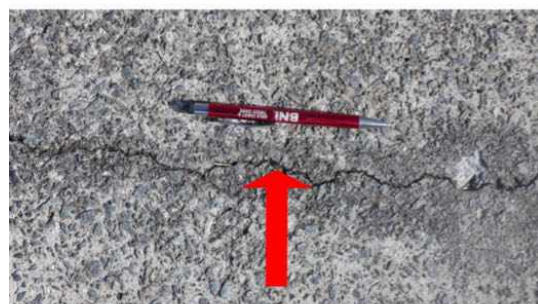
Minor Defect

Defects 3.01

Building: Main Building
Location: Driveway > Ground Level
Finding: Cracking in concrete slab - Category 1
Information: Cracking coded as Category 1 was identified in the driveway and footpaths concrete slabs (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is less than 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.





Defects 3.02

Building: Main Building
 Location: Exterior walls - left side > Existing
 Finding: Gate - Sticking/ jamming
 Information: At the time of inspection the gate to the left side of the property was sticking or jamming during standard operation.

A fencing contractor or general handyman could be engaged to adjust or repair the gate as required.



Defects 3.03

| | |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Roof Exterior > Existing |
| Finding: | Roof Guttering Missing |
| Information: | At the time of inspection there was no roof guttering installed to Cabana area roof at the rear of the property. |

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. Roof areas missing gutters are likely to lead to high levels of moisture in the ground areas directly below. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to termite and timber pest activity.

Installation of roof guttering and stormwater downpipes should be conducted to ensure that no damage or functional issues occur to associated building materials.

A qualified roof plumber should be appointed to replace the missing guttering.



Defects 3.04

| | |
|-----------|----------------------|
| Building: | Main Building |
| Location: | Yard - Back > Centre |
| Finding: | Retaining wall |

Information: The timber retaining wall to the rear of the property showed signs of minor movement or deterioration at the time of inspection. Generally, deteriorated retaining walls are caused by poor material use or continuous exposure to weather conditions. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

In this instance it appears the timber retaining wall movement is the result of plant or vegetation growth in the area.

A landscaper or retaining wall installer could be appointed to repair the wall, at the discretion of the client.

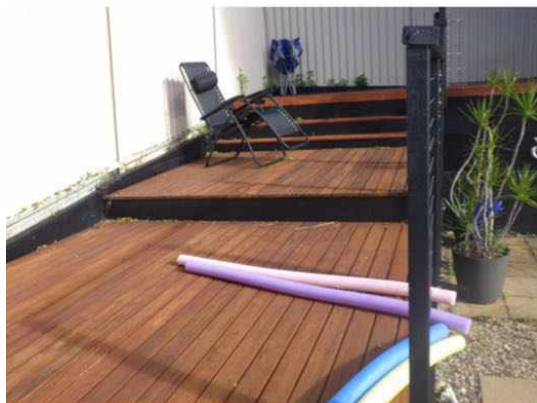
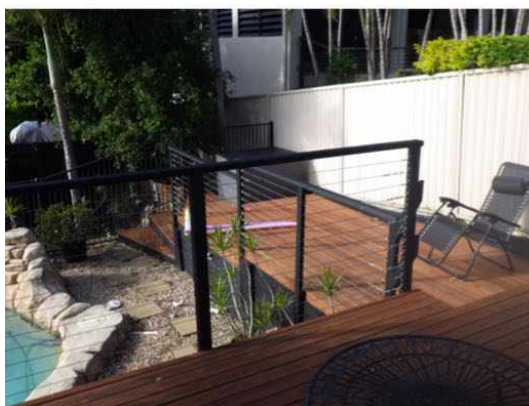


Defects 3.05

Building: Main Building
 Location: Deck > Existing
 Finding: Deck - In ground contact
 Information: At the time of inspection it was noted the timber deck area to the rear of the property is in direct contact with the finished ground level.

Any timbers in direct ground contact provide opportunity for concealed termite activity and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Frequent pest inspections are advised to readily identify any termite activity in these areas.



Defects 3.06

| | |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Exterior walls - right side > Centre Right |
| Finding: | Pipework - Insulation deteriorated |
| Information: | <p>At the time of inspection sections of the air conditioning unit pipe work insulation showed evidence of damage and deterioration. It is suspected that this deterioration has developed as a result of excessive exposure to weather, including UV exposure in daylight. Deteriorated insulation reduces the effectiveness of the material in helping to maintain the desired temperature and work most efficiently.</p> <p>If left in an exposed position, it is likely that the deterioration will continue and worsen over time, potentially resulting in secondary building defects as well as a further loss in insulating properties.</p> <p>Some areas of replacement of pipe insulation is likely to be required. Further preventative measures to remove or protect the material from future exposure are also advisable. Consultation with a licensed air conditioning installer is advised to gain quotes for the repair and/or replacement of deteriorated insulation.</p> |



Defects 3.07

| | |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Exterior walls - right side > Centre Right |
| Finding: | Overflow - Not plumbed for drainage |
| Information: | The air conditioning unit overflow is not plumbed or connected to suitable drainage, which can result in the surrounding area becoming excessively damp. These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area. It is highly recommended that a qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects. |



Defects 3.08

| | |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Exterior walls - right side > Front Right |
| Finding: | Stormwater pipe - Damaged |
| Information: | The down pipe to the right side exterior wall of the building has suffered damage to the top of the down pipe adaptor. |

Where roof plumbing doesn't drain adequately, the area at the base perimeter can

become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

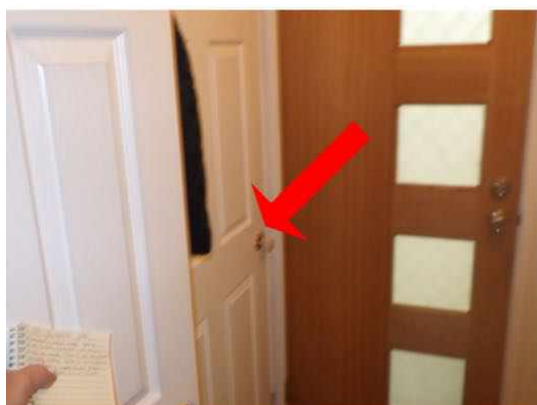
It is recommended that a plumber or handyman be appointed to repair the down pipe as necessary.



Defects 3.09

Building: Main Building
 Location: Under Stair Void or Storeroom > Front
 Finding: Door - Not latching
 Information: The door to the under stair storage room was found to be not latching at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

A qualified carpenter or general handyman could be appointed to adjust the door handle striker plate at the client's discretion.



Defects 3.10

Building: Main Building
 Location: Bathroom > Centre Right

Finding: Cabinetry - Deterioration
 Information: At the time of inspection the bathroom cabinetry showed signs of minor deterioration. The level of damage appears consistent with exposure to moisture or general wear and tear.

A qualified cabinet maker or general handyman could be engaged to undertake repair works at the clients discretion.



Defects 3.11

Building: Main Building
 Location: Bathroom > Front Right
 Finding: Shower - Monitor
 Information: Elevated moisture level readings were recorded to the lower 200mm of wall to the bathroom shower alcove at the time of inspection. There was no elevated moisture level readings around the tap area, and no elevated readings transferring outside the shower cubicle or to the other side of the wall in the areas where moisture readings were able to be obtained. Both sealant and grout appear in good condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear

(peeling paint, mould) then consultation with a bathroom specialist would be advised.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.





Defects 3.12

Building: Main Building
 Location: Bedroom 2 > Front
 Finding: Door - Binding/Jamming
 Information: Binding and/or jamming of the bedroom 2 door on the door frame was evident during standard operation. This defect inhibits the functionality of affected door as well as creating potential for secondary defects to associated building elements, such as damage to the door framing.

A door that binds to the associated door frame or sill may have several causes, such as poor installation of the door or deteriorated hinges.

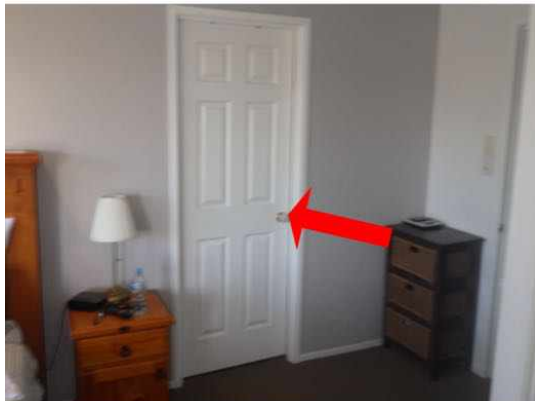
A qualified carpenter or general handyperson could be appointed to perform minor rectification works at client discretion.



Defects 3.13

Building: Main Building
 Location: Walk In Robe > Front
 Finding: Door - Not latching
 Information: The door to the main bedroom walk in robe area was found to be not latching at the time of inspection. Breakage occurs generally when the building materials have aged and decayed.

A qualified carpenter or general handyman could be appointed to adjust the door handle striker plate at the client's discretion.

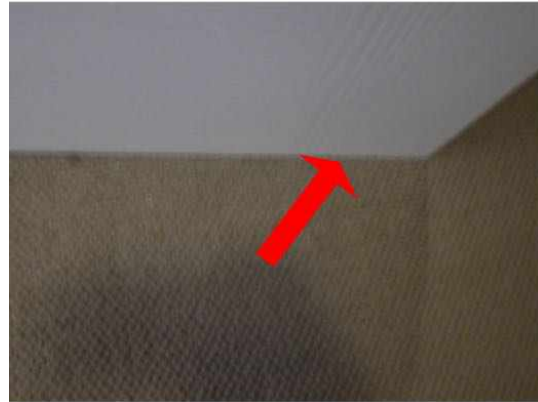


Defects 3.14

Building: Main Building
 Location: Walk In Robe > Front
 Finding: Door Rubbing
 Information: It was noted that the bottom edge of the walk in robe door is rubbing on the carpet making the door stiff to open and close at the time of inspection.

This is noted as a minor defect that you need to be aware of.

A licensed carpenter or general handyman could be engaged to ease the door at the clients discretion.



Defects 3.15

Building: Main Building
 Location: Ensuite > Rear Left
 Finding: Cabinetry - Deterioration
 Information: At the time of inspection the ensuite cabinetry showed signs of deterioration. The level of damage appears consistent with exposure to moisture or general wear and tear.

A qualified cabinet maker or general handyman could be engaged to undertake repair works at the clients discretion.



Defects 3.16

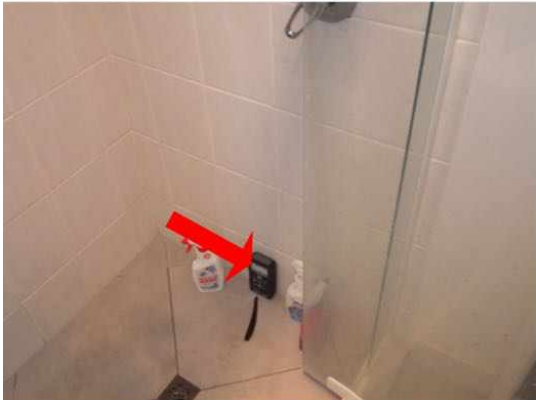
Building: Main Building
 Location: Ensuite > Front Right
 Finding: Shower - Monitor
 Information: Elevated moisture level readings were recorded to the rear lower 200mm of wall to the ensuite shower alcove at the time of inspection. There was no elevated moisture level

readings around the tap area, and no elevated readings transferring outside of the shower cubicle in the areas where moisture readings were able to be obtained. Both sealant and grout appear in good condition at present.

This defect is quite common, and is suspected to have been caused by moisture permeating or leaching through the grouting and perhaps gaps in the sealant.

Monitoring the area is advised and if any visual signs of excessive moisture appear (peeling paint, mould) then consultation with a bathroom specialist would be recommended.

Always ensure that sealant and grout is in good condition to prevent any moisture issues occurring in the future.



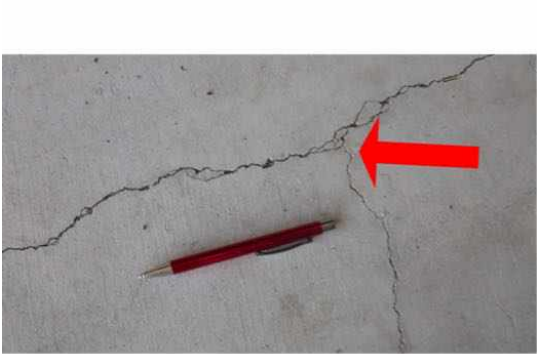


Defects 3.17

| | |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building: | Main Building |
| Location: | Garage > Existing |
| Finding: | Cracking in concrete slab - Category 1 |
| Information: | Cracking coded as Category 1 was identified in the garage floor concrete slab (as per example photos). A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level. |

To be considered Category 1, the approximate width of the crack is 1.0mm, or a less than 10mm change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Section D Significant Items

D4 Further Inspections

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

- As identified in summary and defect statements

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

- The building compared to others of a similar age and construction appears to be in good condition.

It does however have some minor maintenance issues that will require attention and remedial maintenance. Left unmanaged some of these defects may become costly in the future and develop into more major defects over time.

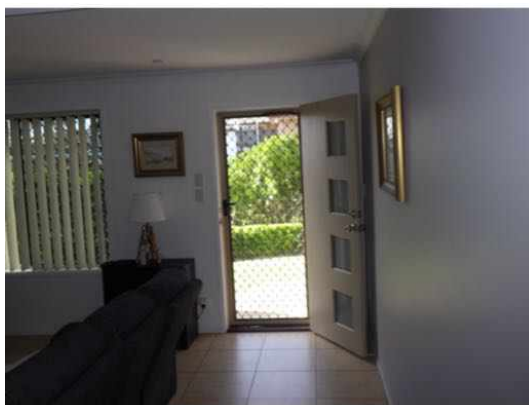
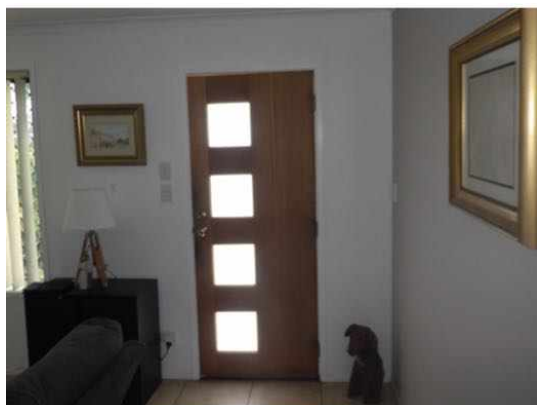
For further information, advice and clarification please contact Tony Winders on: 0419 662 882

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Entry > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

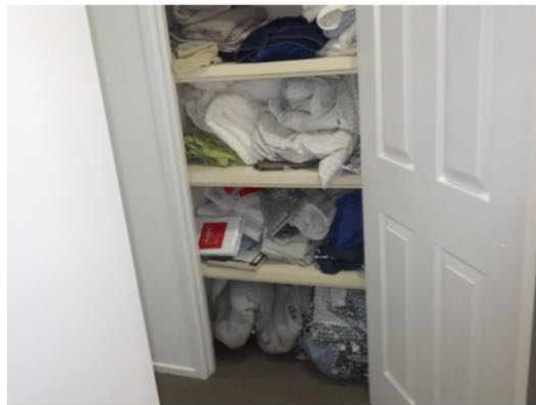
Building: Main Building
 Location: Under Stair Void or Storeroom > Existing
 Finding: Additional Photos - Obstructions and Limitations
 Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the under stair storage cupboard at the time of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





Noted Item

Building: Main Building
 Location: Linen Cupboard > Existing
 Finding: No obvious defect
 Information: No obvious defects found at the time of inspection.



Noted Item

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



Noted Item

Building: Main Building
Location: Attic > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference





Noted Item

Building: Main Building
Location: Roof Exterior > Existing
Finding: Roof Photos
Information: Roof area photos were taken with the DJI Mini 3 Drone flown over the roof at the time of inspection.





Noted Item

Building: Main Building
Location: External Areas > Existing
Finding: Additional Photos
Information: Additional photos are provided for your general reference







The following items were noted as - Good Condition

Noted Item

Building: Main Building
Location: Living Room > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Dining Room > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



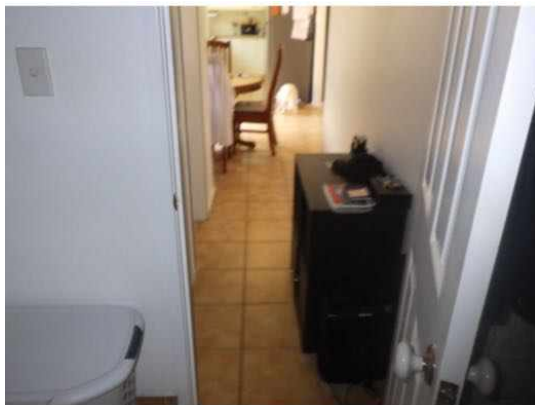
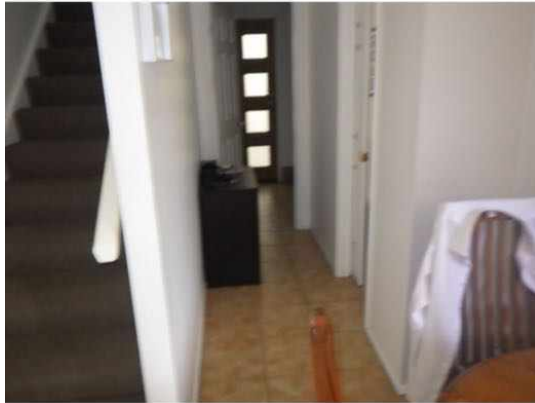
Noted Item

Building: Main Building
Location: Kitchen > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Hallway > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Powder Room > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



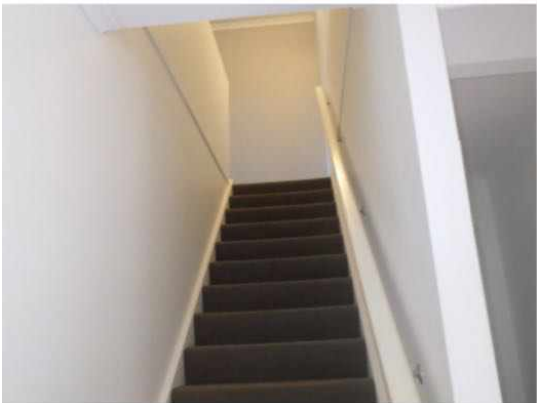
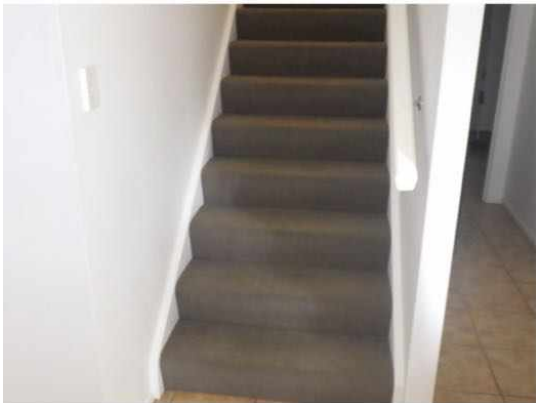
Noted Item

Building: Main Building
Location: Laundry > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

Building: Main Building
Location: Stairs - Internal > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

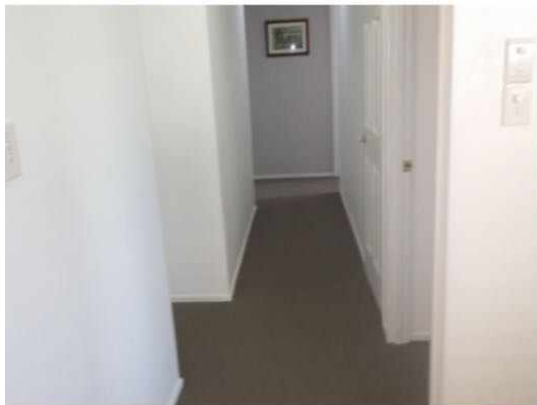
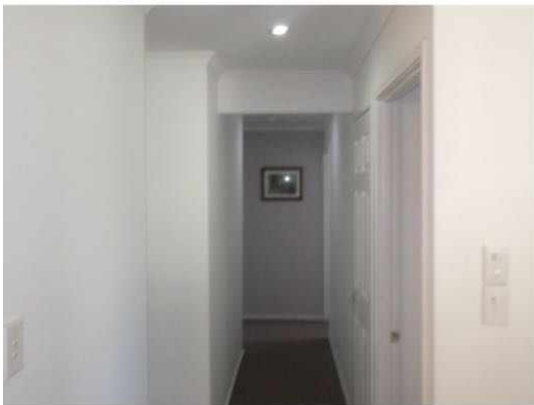
Building: Main Building
Location: Rumpus Room > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.

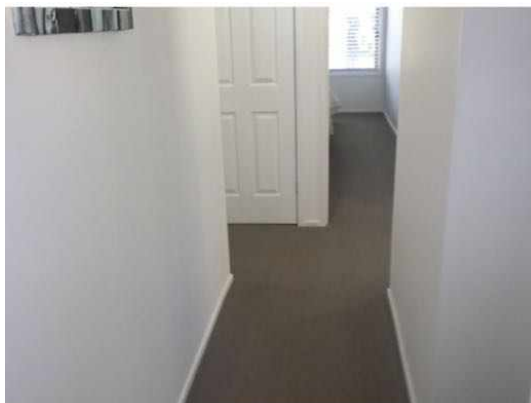
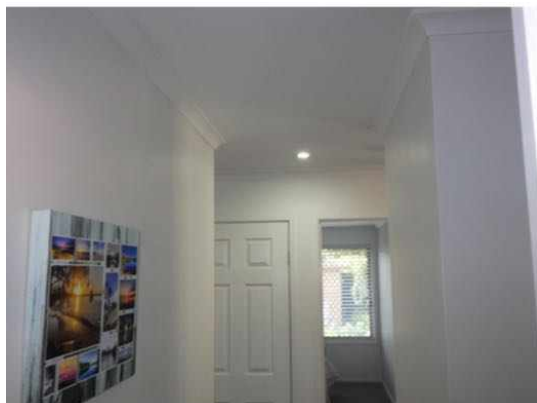
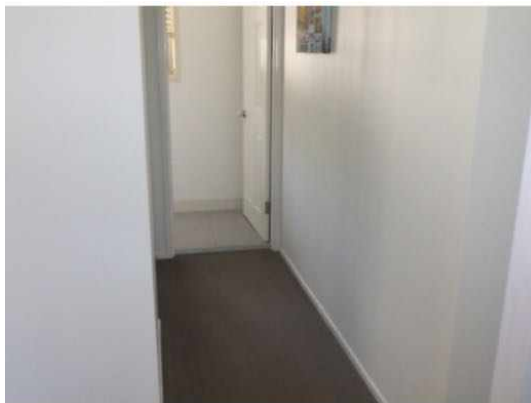




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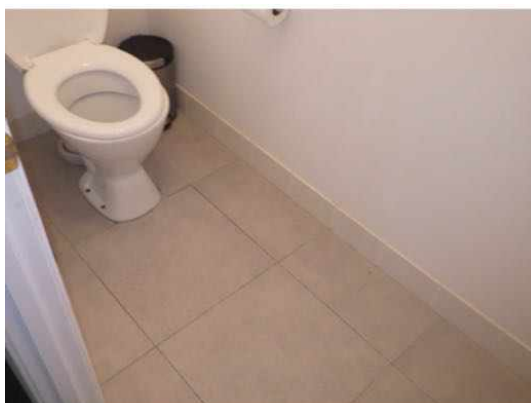
Building: Main Building
Location: Hallway 2 > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.





Noted Item

Building: Main Building
Location: Toilet (WC) > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.



Noted Item

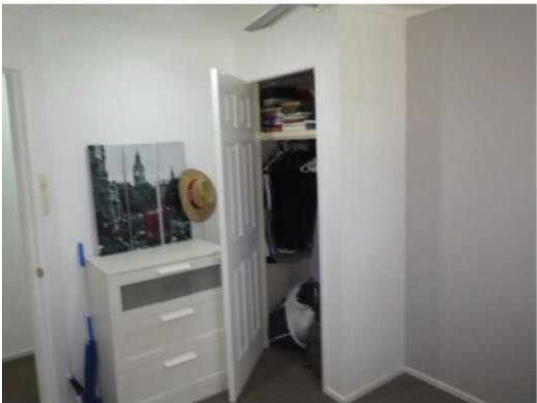
Building: Main Building
Location: Bedroom 2 > Existing
Finding: Additional Photos

Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Bedroom 3 > Existing
Finding: No obvious defect
Information: No obvious defects found at the time of inspection.





Noted Item

Building: Main Building
 Location: Bedroom 4 > Existing
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
 Location: Bedroom - Master > Existing
 Finding: No obvious defect

Information: No obvious defects found at the time of inspection.



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. |

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.