



Building Inspection Report

Inspection Date: Fri, 6 Mar 2026

Property Address: 24 Webster Ave, CROYDON, VIC, 3136,
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: Fri, 6 Mar 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 24 Webster Ave, CROYDON, VIC, 3136, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Mark Thorpe Ph: 0456 295 434
Email: Croydon@jimsbuildinginspections.com.au

DBU-13373

Company Name: Jim's Building Inspections (Croydon)

Company Address and Postcode: Lilydale 3140

Company Email: Croydon@jimsbuildinginspections.com.au

Company Contact Numbers: 0456 295 434

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: N/A

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	Residential
Company or Strata title	No
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	North
Other Building Elements	Carport, Pergola
Other Timber Bldg Elements	Architraves, Door Frames, Fascias, Skirting Boards, Doors, Window Frames
Roof	Flat, Iron
Storeys	Single
Walls	Brick Veneer
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.

- Exterior
- Interior

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 skillion or flat roof - no access
- Roof Exterior - Part

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Evidence of recently painted walls or ceilings
- Evidence of recent renovation may obscure, temporarily lower or reduce the overall levels of contaminant detected.
- Debris in gutters
- Furniture
- Floor coverings
- Overhanging vegetation
- Stored items

- Unsafe to Access Roof - No Fall Protection System

- Vegetation

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

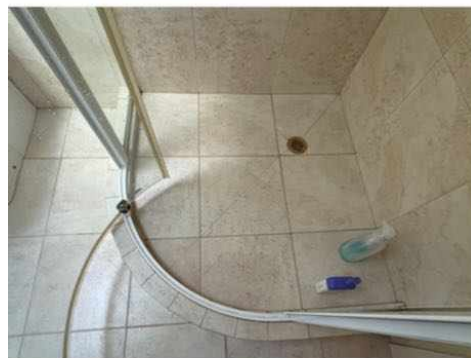
No evidence was found

Minor Defect

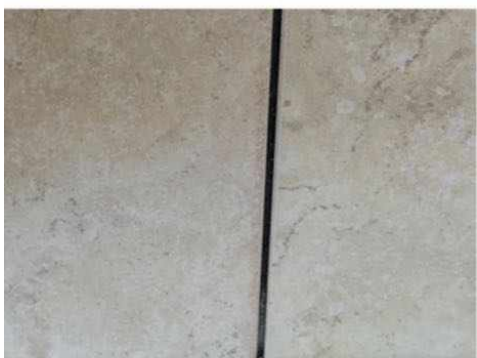
Defects 3.01

Building: Building 1
Location: All Areas > All Areas
Finding: Bathroom and en-suite shower cubical grout dislodged
Information: The bathroom and en-suite shower cubical grout was observed to have minor areas of grout that is missing or dislodged. Grout is used to protect gaps and crevices in building materials to ensure that they are water-tight and prevent water penetration to the associated floor and wall structures. The other side of the wall was test with a moisture meter at the time of the inspection showing a higher than normal moisture reading.

Where the grout is found to be missing or dislodge from these shower base joins, a tiling contractor should be appointed immediately or in the short term future to re-apply grout and any sealants where deemed to be necessary. Failure to do so is highly likely to lead to further water damage and deterioration over time to the surrounding adjoining floor, wall structures and other building elements in the adjoining areas.











Defects 3.02

Building: Building 1
 Location: All Areas > All Areas
 Finding: Door adjustments
 Information: A couple of doors were observed to be binding and/or rubbing on the door frames during standard operation. This defect is suspected to inhibit the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as secondary damage and defects to the adjoining building elements. A door that binds to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.

Sliding door to top storey bathroom was observed to require some remedial work to replace or rectify the sliding door track or maintenance to make good. Generally, factors such as a lack of maintenance or general deterioration are the usual causes for this type of defect. Replacement of some door hardware may be required where deemed to be necessary, as well as minor repairs and cleaning. A qualified carpenter will be required to carry out remedial work on the affected doors.



Defects 3.03

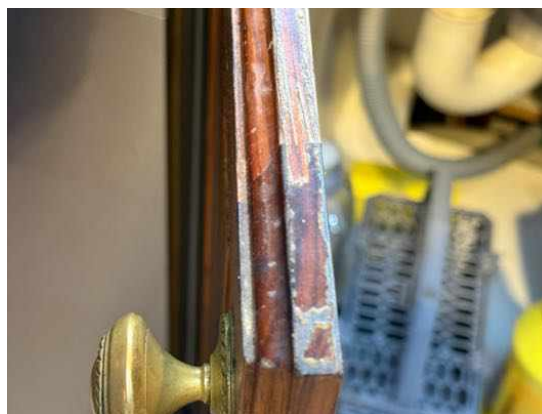
Building: Building 1
 Location: All Areas > All Areas
 Finding: Kitchen cabinetry

Information:

The kitchen cabinetry including cabinet doors and drawers showed signs of some moisture damage on the base of the sink cabinet carcasse and these two doors. Some maintenance, remedial work or repair is required to ensure further deterioration does not continue further. Although these defects may detract from the overall looks of the cabinetry, in most cases it does not necessarily affect the operational state of the cabinetry.

To improve the operation of these affected cabinets, cabinet doors or drawers, a qualified cabinet maker or carpenter may be appointed to rejuvenate rectify or repair any cabinetry as deemed to be necessary. Such works should be completed at discretion of the client.

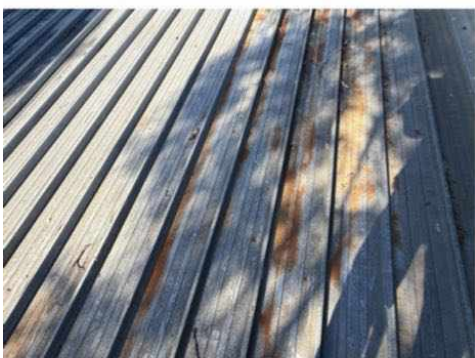
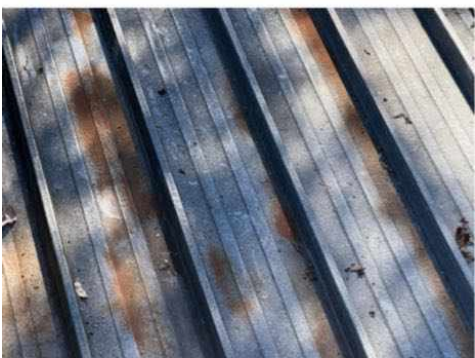


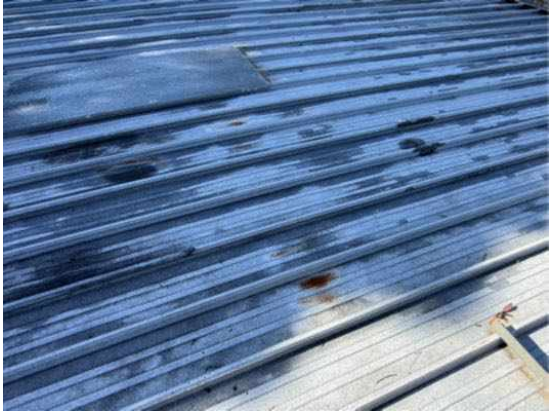


Defects 3.04

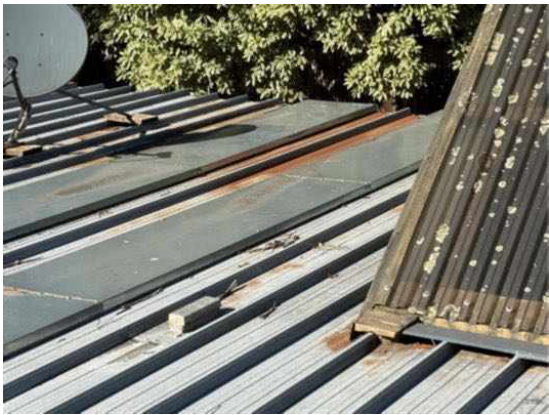
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Roofing iron and roof flashings show rust and deterioration
Information:	At the time of the roof inspection it was observed that numerous areas of the rear exterior roofing iron was showing signs of rust and deterioration. It is highly recommended that the client appoint a registered roofing plumber to provide advice and the remedial work to either replace or the maintenance to neutralise rust to ensure the roofing iron and flashings remains weathertight and waterproof.

While the rust and weathering on the roofing iron is consistent with the age of the property, it is highly recommended that this remedial repair work and maintenance works are carried out in the short term future to maintain and prevent further rust, damage and deterioration. Where left unmanaged, deteriorating roofing is likely to lead to secondary defects over time, remedial works and maintenance of the roofing iron is suspected to increase in the future.

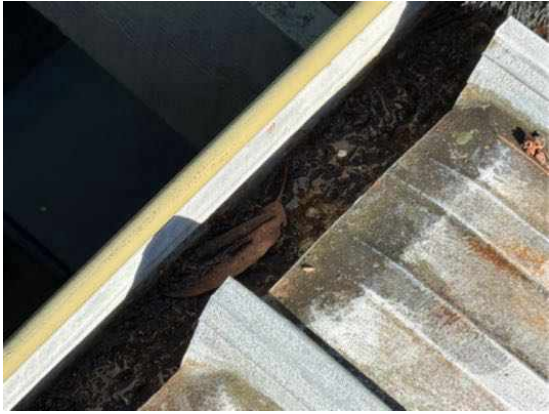










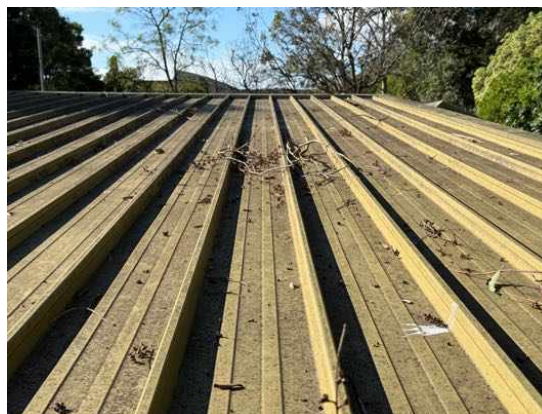




Defects 3.05

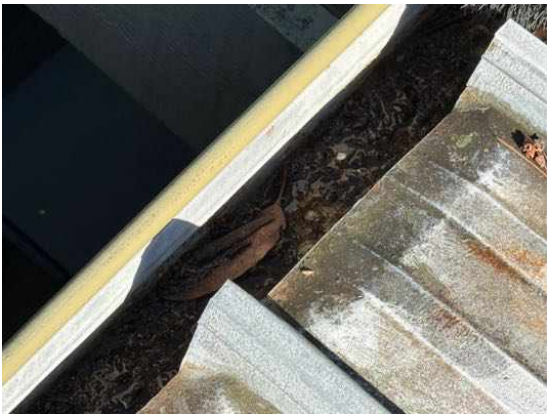
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Gutters - minor blockages
Information:	Client should expect to clean out gutters regularly due to high standing trees around the perimeter of the property. This maintenance and the clearing out of the gutters is considered to be very important to prevent blockages of the guttering and downpipes which will lead to water pooling and accumulated water overflows, which is likely to subsequently flood exterior walls and enter internal areas and damage building structures and other building elements. Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. 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. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. It is recommended that blocked gutters be cleaned and leaf matter and debris be removed by a relevant tradespersons regularly, this may involve in the client appointing a gutter cleaning company regularly, periodically cleaning these gutters out.









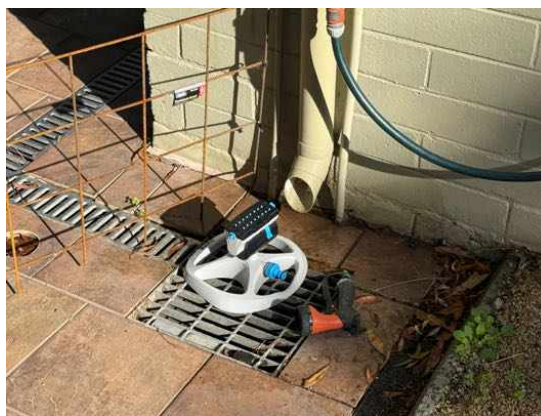
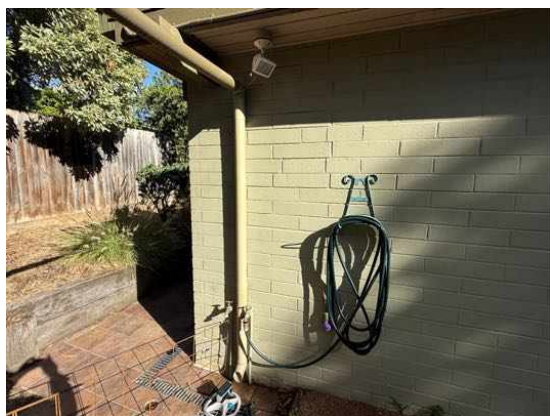
Defects 3.06

Building: Building 1
Location: All Areas > All Areas
Finding: Down-pipes not adequately connected to stormwater
Information: It was observed at the time of inspection that numerous of the down-pipes were not adequately connected or situated over stormwater point and not sealed adequately, these should be all connected properly into the stormwater drainage system and fully inserted into stormwater drainage point. Where these sit above the stormwater point, the surrounding areas are highly susceptible to excessive moisture from splashing out.

Where these are left unmanaged wood rot, rust, corrosion, termite and pest. If left unmanaged wood rot, rust and corrosion is likely to lead to secondary damage and defects to the surrounding building elements, adjoining these areas, this also makes these areas more susceptible to termite or timber pest activity. It is highly recommended that client appoint and seek advice and consultation with a licensed drainage plumber to gain advice and rectify affected down-pipes in the short term future.







Defects 3.07

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Downpipes rusted and deteriorated
Information:	It was observed at the time of inspection that some down-pipes were rusted and deteriorated beyond repair, making these areas susceptible to excessive water and moisture. This will therefore make these areas susceptible to excessive moisture, wood rot, rust, corrosion, termite and pest. If left unmanaged, moisture, wood rot, rust and corrosion is likely to lead to damage to adjoining areas and or other building elements, this also makes these areas more susceptible to termite or timber pest activity. It is recommended that client appoint, seek advice from a licensed roofing plumber to further investigate and where deemed to be necessary, rectify and repair all deteriorated downpipes and gutters that are deemed to be necessary.

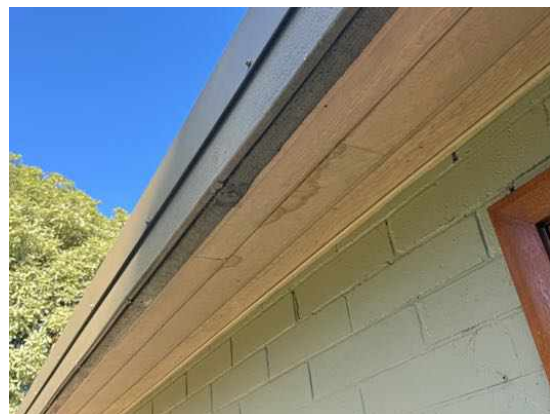




Defects 3.08

Building:	Building 1
Location:	Rear areas > All Areas
Finding:	Eaves - damage and deterioration from suspected water and moisture
Information:	The eaves to the rear areas of the home were observed to showing signs of suspected moisture. The damage is suspected to have been sustained as a result from overwhelmed roofing areas above. However this is not a conclusive answer, no definitive answer for the eaves suspected moisture was confirmed on the day of the inspection. Further investigation from a registered roofing plumber is recommended.

Where damage and deterioration from suspected moisture was observed, the primary requirement is to identify and rectify the source of the moisture and or roof leak. The damage to the eave in this area appeared to be minimal however it is unknown what it may have caused to the roof framing. It does detract from the appearance of the structure, as well as potentially compromising the structural integrity of the adjoining roofing area. Where eaves show suspected moisture damage and deterioration, remedial works are suspected to be required in the short term future. Where water damage is suspected as being the underlying cause, appointment of a licensed roofing plumber is recommended to identify any source of the water and moisture which is suspected to have affected the eaves.







Defects 3.09

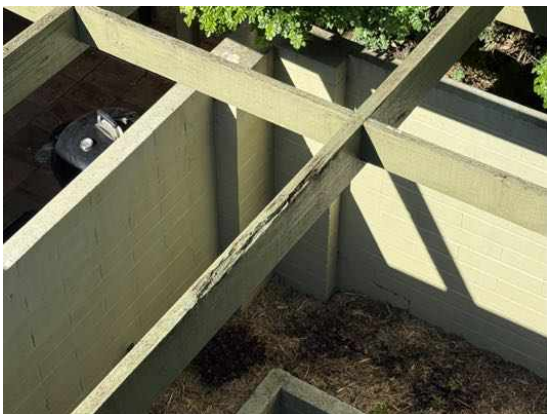
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Wood rot
Information:	Wood rot was found to be affecting some pergola beams, protruding ends of beams, some retaining walls and other building elements and materials around the exterior and interior areas of the home. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

Due to the pergolas not adequately protected against excessive water and moisture and frequent exposure to rain and other weather conditions it is highly likely making

these types of building elements susceptible to wood rot and accelerated deterioration. Early intervention and regular maintenance such as painting will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

It is advised that the relevant tradespersons be appointed to inspect and subsequently identify the cause of the numerous areas of wood rot. Replacement of affected building elements and materials may then be a necessary step in protecting surrounding areas from secondary damage and deterioration. A qualified carpenter should be appointed to assess the cause and to provide any remedial works as required to replace affected building materials.







Defects 3.10

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Brickwork - minor cracks
Information:	Although minor cracks are noticeable, they are often only considered to be an appearance defect and usually do not indicate any major structural damage. Generally, the cause of a minor cracks is indicative of some minor movement and expansion and contraction causing a minor separation between brickwork and mortar throughout the structure, single bricks may also show cracks of this nature.

All other areas of brickwork did not appear to show major damage or deterioration. These areas were considered to be structurally sound at the time of the inspection. Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer. Always contact a builder or structural engineer should cracks widen lengthen or become more numerous.





Defects 3.11

Building: Building 1
Location: All Areas > All Areas
Finding: HWS Overflow - Not Connected
Information: The Hot Water System (HWS) overflow was found to be disconnected from storm water drainage and may be or in the future create excessive moisture in the surrounding area.

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 licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.



Defects 3.12

Building:	Building 1
Location:	All Areas > All Areas
Finding:	External roof and wall holes
Information:	Some holes were observed around the on the left hand side wall and roof. Gaps, cracks and holes around the home makes the area susceptible to pests, insect and vermin ingress, as well as allowing water penetration into these areas. As such, associated building elements are likely to deteriorate at an accelerated rate, due to weathering and other implications may be expected if these areas are not sealed off properly and left unmanaged. All excessive holes, gaps or cracks should be immediately and adequately filled by a suitable board, sealant or trimmings. Such works may be conducted by a qualified carpenter or licensed plumber.





Section D Significant Items

D4 Further Inspections

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

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- In summary the home compared to others of a similar age the home appeared to be in a good condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention, Although minor cracks are noticeable, they are often only considered to be an appearance defect and usually do not indicate any major structural damage. Generally, the cause of a minor cracks is indicative of some minor movement and expansion and contraction causing a minor separation between brickwork and mortar throughout the structure, single bricks may also show cracks of this nature. All other areas of brickwork did not appear to show major damage or deterioration. These areas were considered to be structurally sound at the time of the inspection.

At the time of the inspection no evidence of rising damp was observed.

These areas did show some damage however at the time of the inspection the area was checked via a moisture meter, it showed no evidence of moisture. However due to recent painting throughout the home the paint will seal these areas, preventing a good reading from our testing equipment.

The rear store room some damage was also observed at the time of the inspection showing a what is suspected to be normal movement or some previous moisture damage.

The shower alcove showed areas where the grout had been dislodged frame between the shower floor tiles. It is suspected that moisture has penetrated below the tiles. This defect needs to be rectified immediately or in the very short future. To prevent further secondary damage, the client should not use this shower before these defects are rectified.

The rear exterior roofing iron was showing signs of rust and deterioration. It is highly recommended that the client appoint a registered roofing plumber to provide advice and the remedial work to either replace or the maintenance to neutralise rust to ensure the roofing iron and flashings remains weathertight and waterproof.

For the full summary of defects please refer to defects and pictures held within this Building Inspection report.

For further information, advice and clarification please contact Mark Thorpe on: 0456 295 434

Section D Significant Items

The following items were noted as - For your information

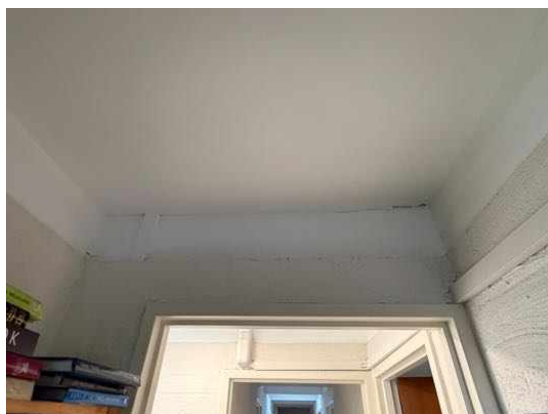
Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.









Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Termite Management System - no evidence of a chemical installation or durable notice
 Information: At the time of the inspection no application of a chemical termite barrier or durable notice was observed. Such barriers are highly effective and highly recommended for all properties in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit or in the another accessible area to indicate current termite barriers. At the time of inspection, no evidence to suggest preventative works taking place. The client may consider gaining further advice from builders or a pest controller and as to the costs and procedures involved with this application.



Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Back pergola roof brackets missing
Information:	Although some building elements may seem irrelevant or unnecessary at the time, all building elements play a key role in the operation and function of the overall structure and its performance. All the roof brackets that are missing to any of the roof structures should be installed to ensure that in the future as this structure ages and further deteriorates it will remain more stable over time. These types of structures are more susceptible to exposure from exterior weather conditions and are highly likely to become unstable if left unmanaged. The appropriate and relevant tradespersons should be appointed, to install, maintain or replace the missing building elements or materials deemed to be necessary.



Noted Item

Building: Building 1
Location: All Areas > All Areas
Finding: Trees - Overhanging and filling gutters
Information: Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters. Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters get blocked from excessive leaf matter, water pooling is highly likely to occur more frequently, fast-tracking, rust and corrosion of the roof plumbing elements and making these areas even more susceptible to secondary defects

It is highly recommended that if at all possible, all overhanging tree branches be removed to prevent further damage. Such works can be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.





Noted Item

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Recently painted
Information:	At the time of the inspection, numerous areas throughout the home, were suspected to have been recently painted. Whilst areas appear complete and appear free of defects, defects could be covered by recent painting and any defects could potentially be missed.

Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Fireplace and chimney sweep
 Information: Reporting on the fireplace and or the associated chimneys, including as to whether they are working or not and their legislative requirements, is outside the Scope of this Report. Please note that this is highlighted as a caution only. It is highly recommended the fireplaces and associated chimneys get checked periodically and even before use when they may not have been used in a while. If left unmaintained and not cleaned adequately a fireplace and chimneys may be or become a fire hazard.

We suspect, based on our experience in the building industry, that fireplaces and the associated chimneys get over looked and do not get chimney swept or any maintenance for long periods of time. The chimney may therefore be in a poor condition, so we recommend that they always ensure that these areas be addressed prior to their use, this is to ensure home and occupant safety.



Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: Smoke detectors and alarms
 Information: Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that smoke detectors are sometimes get over looked, or they may be in a poor condition, so we recommend that they always should be addressed prior to occupation to improve occupant safety.

Always ensure sufficient working and suitable smoke detectors are installed prior and during to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.



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.