



Building Inspection Report

Inspection Date: Thu, 19 Mar 2026

Property Address: Unit 1/16 Starling St, MONTMORENCY,
VIC, 3094, 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: Thu, 19 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 1/16 Starling St, MONTMORENCY, VIC, 3094, 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 the condition documented in this report.

Section B General

General description of the property

Building Type	Unit
Company or Strata title	Unknown
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Garage
Other Timber Bldg Elements	Architraves, Deck, Door Frames, Doors, Floating Floor
Roof	Corrugated Iron (e.g. Colourbond)
Storeys	Double
Walls	Brick Veneer
Weather	Overcast

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:

- Ceiling Cavity - Part.
- Exterior Roof Surface - Second Storey.
- Roof Exterior - Part
- Roof Void due to lack of access.
- Subfloor - Part.
- Wall Exterior - where neighbouring buildings immediately adjoin.

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
- Appliances and equipment
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Debris in gutters

- Degree of roof incline too steep for safe access
- Decking
- Furniture
- Insulation
- Floor coverings
- No power or light globes on site
- Proximity of perimeter fence to building
- Roofing material is a slip hazard - not safe to access
- Stored items
- Subfloor was obscured due to poor clearance and obstructions. Less than 75% of the inspectable area was accessible.

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

Defects 2.01

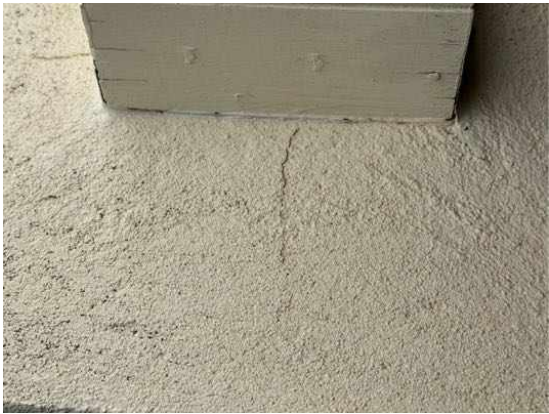
Building:	Building 1
Location:	All Areas > All Areas
Finding:	Brickwork rendered wall cracks and excessive movement
Information:	At the time of the inspection of the home, numerous cracks were observed to the exterior brickwork rendered walls. The front left hand side showed excessive movement where it is highly recommended to appoint a Structural Engineer to check these areas.

Structural issues are generally the underlying cause of these types of brickwork cracking and movement. The rendered brickwork wall cracks are suspected as a result of excessive movement within these foundations, or subsidence, and expansion and contraction of building materials in different weather conditions. These types of cracks may develop further if left unattended with potential for necessitating in some major remedial works.

The client should elect to appoint a structural engineer and a builder to inspect the structural integrity of these areas of affected brickwork, to assess the safety of the associated structures. The engineer can also nominate a scope of works required for the rectification. Always contact a Registered builder or engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.







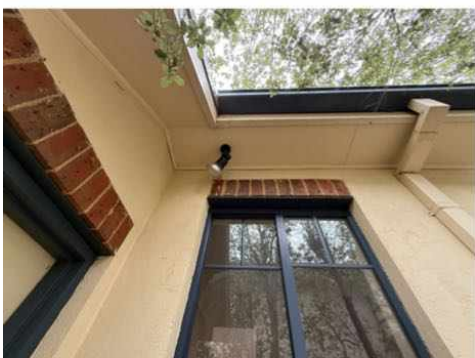














Minor Defect

Defects 3.01

Building:	Building 1
Location:	All Areas > All Areas
Finding:	HWS and air-conditioning overflows not connected
Information:	The Hot Water System (HWS) and air-conditioning overflows were found not to be connected to any form of storm water drainage system and may in the future create excessive moisture in the surrounding area, as these units as they get aged, deteriorated and particularly during their use. These types HWS appeared to show some age and developing some rust and corrosion up around the top of the unit. These types HWS air-conditioning unit was observed to be on an excessive lean, it will require some remedial work to re-establish the unit to a straight and level position.

As these units age and deteriorate they will continue to create damp conditions around the base perimeter, which can lead to secondary defects such as mould and mildew, rust or corrosion of associated and adjoining building elements, as well as the formation of fungal decay and even the creation of potential slip hazards for occupants. When coupled with poor site drainage, pooling of water may also attract termite activity to these areas. It is highly recommended that a licensed plumber be appointed to connect the HWS and air-conditioning overflows in order to prevent such an environment from being created. These minor works should be carried out immediately or as soon as possible.



Defects 3.02

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Gutters - Partially blocked
Information:	Roof plumbing structures, such as guttering and downpipes, should be free of all leaf matter and debris to prevent blockages. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. 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. Client should consider the appointment of a gutter cleaning company to carry out these works or with a Licensed Plumber for further specific advice on remedial works that may be deemed to be required. In the interim, it is highly advised that blocked gutters be removed by the homeowner, gutter cleaning company or a general handy-person in the short term future.







Defects 3.03

Building: Building 1
Location: All Areas > All Areas
Finding: Down-pipes weeping from joints
Information: It was observed at the time of inspection that some of the down-pipes were weeping from the joints and not sealed adequately, these should be all properly sealed to prevent down-pipes weeping from the joints. Where these down-pipes are not sealed or joined properly, the surrounding areas are highly susceptible to excessive moisture from splashing out and weeping joints.

If left unmanaged makes these areas highly susceptible to excessive water and moisture, wood rot, rust and corrosion is likely to lead to damage to adjoining areas, building structures and building elements, this also makes these areas more susceptible to termite or timber pest activity. It is recommended that the client appoint and seek advice from a licensed roof plumber to rectify any areas deemed to be necessary.





Defects 3.04

Building: Building 1
Location: All Areas > All Areas
Finding: Wood rot
Information: Some wood rot is suspected to be affecting some gable end roof slats. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. It is suspected to be due to frequent exposure to rain and other weather conditions also make building elements susceptible to 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. Replacement of affected building elements may then be a necessary step in protecting surrounding areas from such deterioration. A qualified carpenter should be appointed to assess the cause of the moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.









Defects 3.05

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Insulation - poorly installed - missing or moved
Information:	Some areas of the roof insulation in the roof space is suspected to have been poorly installed, missing or have been moved from their original position. Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape. Caution should always be exercised when accessing the roof void. Do not attempt to stand on the framework and especially be aware that there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

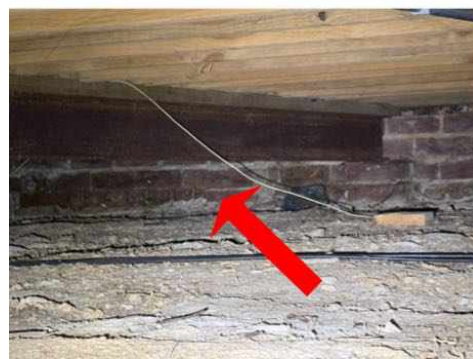




Defects 3.06

Building: Building 1
 Location: All Areas > All Areas
 Finding: A subfloor vent was partially buried on the top left hand side of the home
 Information: It was observed at the time of inspection that a vent on the top left hand side had been covered with garden mulch and was buried below the garden level. During the inspection it was observed that this area shows some concerning movement in the rendered brickwork walls and windows. Also during the subfloor inspection moisture was observed within this area of concern and it is recommended to keep clear.

It is important that these subfloor vents are kept open and free of obstructions to ensure that the subfloor ventilation is not restricted around the exterior of the home. The subfloor when well ventilated will aid in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew. But in wet and damp areas within subfloor areas, these can lead to respiratory safety hazards for occupants. Therefore it is important to ensure that the subfloor area is free of any build up around all perimeters of the home and air can move freely throughout the subfloor areas.



Defects 3.07

Building: Building 1
 Location: All Areas > All Areas
 Finding: Subfloor previous moisture stains observed under the Laundry and Kitchen areas

Information:

Some previous moisture stains were observed under the Laundry and Kitchen areas at the time of the subfloor inspection. The moisture stains did not appear to be active moisture and did not appear to have sustained moisture damage to the surrounding timber framing structures in this area. The client may appoint a relevant contractor carry out a further inspection of this area to check for further hidden damage. It is not suspected that any remedial work or repairs are expected to be required in these areas.







Defects 3.08

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Subfloor - Debris
Information:	An array of minor debris and household items were found in the subfloor area at the time of inspection. Debris, timber and household items in this area restricts subfloor ventilation and creates potential for concealed pest and vermin entry and nests. Stored timbers and other materials may also make the area susceptible to termite activity and wood rot. A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any minor debris and household items is vital in minimising the risk of termite or pest and vermin activity. Debris and household items in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items, the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.

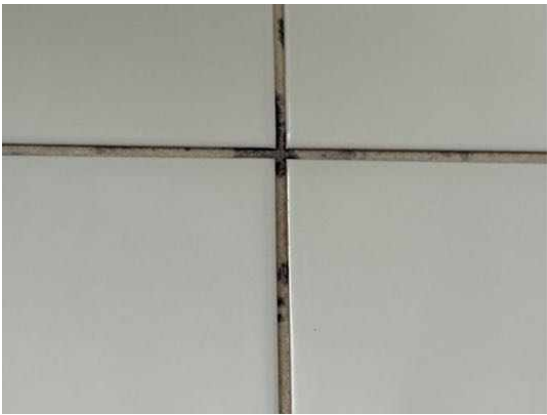
Defects 3.09

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Grout and sealant in bathroom shower cubicle
Information:	<p>It was observed that grout and sealant in the shower alcove wall tiling had been dislodged in minor areas. It also shows excessive mould which should be removed immediately or in the short term future. Where grout or sealant is missing and or show excessive mould, accelerated damage and deterioration as well as more secondary defects to the adjoining structures is highly likely to occur.</p> <p>Regular maintenance and replacement of grout and sealants is highly recommended to all the wet areas. Grout and sealant is considered to be a regular wear and tear defect. Sealant and grouting in these types of wet areas will come into regular contact with water and moisture and should be maintained for the long term care of your property.</p>

Different materials on the walls and floor areas move at different rates, generally causing cracking to grout or sealant at these points. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building structures and materials. Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur if left unmanaged. Client should appoint a floor and wall tiler to complete these works as soon as possible.









Defects 3.10

Building:	Building 1
Location:	Bottom storey toilet > All Areas
Finding:	Hot water tap suspected to be non-operational
Information:	The Hot water tap in the bottom toilet was observed to be either broken, very stiff and not operating correctly as intended. Non operating or breakage to building elements occurs generally when the building elements have either aged and deteriorated or not installed properly. Repair and/or replacement of the broken water tap is therefore recommended so as to ensure that the basin tap is fully operational. A licensed plumber or relevant tradespersons should be appointed to correct these areas and to perform necessary works to appropriately rectify, repair or replace the affected building element. This is at the client's discretion.



Defects 3.11

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Doors - minor maintenance
Information:	Some doors or door hardware were observed to require some minor maintenance or repair. For example door latches and handles or rubbing on adjacent door jambs or not latching correctly. Where doors are hard to operate, these types of defects will make it difficult for younger and other occupants to safely egress the interior areas. All doors should be rectified to ensure they operate easily during standard operation. These doors and door hardware defects may inhibit a safe and timely egress in the

case of an emergency.

Some of these doors require some minor adjustment to ensure their functionality is not affected and not creating secondary defects to associated building elements, such as damage to the associated door frames and or floor coverings in left unmanaged. For most minor causes, a qualified carpenter should be appointed to perform minor rectification works at the clients discretion.







Defects 3.12

Building:	Building 1
Location:	All Areas > All Areas
Finding:	Flyscreens
Information:	Some flyscreens were found to be missing from the windows throughout the home at the time of inspection. Whether the flyscreens have not been installed or have been removed for maintenance and or painting purposes, this missing building element detracts from the operational state of the window. Where not replaced, missing flyscreens allow pest and insect ingress into the adjoining room/s. It is advised that all missing building elements be installed or replaced in order to ensure the full function of all building structures. A qualified carpenter may be appointed to replace flyscreens at the discretion of the client.



Defects 3.13

Building:	Building 1
Location:	Bottom storey toilet > All Areas
Finding:	Toilet roll holders - Loose
Information:	The toilet roll holders and towel rail were found to be loose at the time of inspection. While not a major operational defect, function can deteriorate if the problem is left unmanaged. It is recommended that some remedial works to rectify the loose toilet roll holders and towel rails to its original fixing. If these cannot be be rectified to function as intended, client is recommended to renew. A qualified carpenter may be required to perform these works.



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
- Geo-technical Engineer
- Licensed Plumber specialising in Roof Plumbing
- Structural Engineer

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 reasonable condition with numerous minor defects and numerous maintenance items for the client to consider.

For the client's attention, major and minor areas of brickwork / render cracking were observed throughout the exterior brickwork of the unit. When managing this type of cracking, some expensive repair work will generally be required, this will be in consultation with your structural engineer. Where the client was intending to repair these areas it will involve the client appointing a structural engineer to advise on the repair or remedial work to the affected brickwork areas. Structural issues are generally the underlying cause of such movement and cracking. It is suspected that this damage has been created due to movement of key structural elements and or general subsidence of associated footings. A structural engineer should be appointed immediately to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures. The engineer can also nominate a scope of works required for rectification. Always contact a building engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.

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

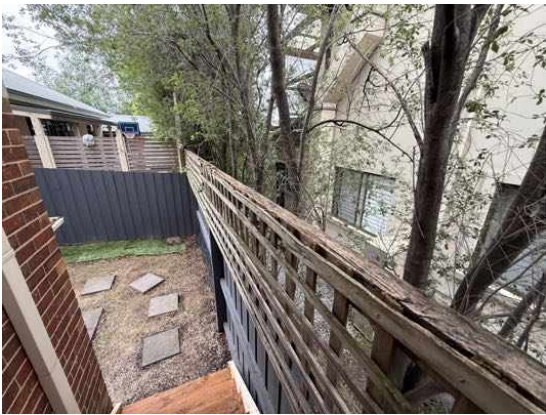
Building: Building 1
Location: All Areas > All Areas
Finding: Additional Photos
Information: Additional photos are provided for either future maintenance items for clients attention and or general reference. Arrows may have been included to highlight areas of importance. Please discuss these photos with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













Noted Item

Building: Building 1
 Location: All Areas > All Areas
 Finding: 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 overlooked, 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.



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. It is recommended that obtaining such advice be a short-term priority.



Noted Item

Building: Building 1
Location: Rear deck areas > All Areas
Finding: Timber in the ground and exposed to excessive weather conditions
Information: External timbers in the ground and are frequently exposed to harsh and extreme weather conditions, will require adequate protection and maintenance in order to maintain their condition. Other timbers are exposed to moisture from ground contact which exposes these areas to accelerated wood rot and decay, damage and deterioration. Where timbers have not been painted properly or treated adequately, general deterioration is likely to occur at an accelerated rate.

If left unattended, replacement of these timbers is likely to be necessary in the future. Adequate treatment of these timbers is required to ensure excessive weathering does not occur, painting of these areas may be carried out by the client or by a painting contractor or general handyman.







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.