



BEFORE YOU BUY
BEFORE YOU BUILD

Building Inspection Report

Inspection Date: Thu, 2 Apr 2026

Property Address: 65 Highgate Dr, Flagstone QLD 4280,
Australia



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

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, 2 Apr 2026

Modified Date: Tue, 7 Apr 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: 65 Highgate Dr, Flagstone QLD 4280, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Troy Profilio Ph: 0438 402 039
Email: Mermaidwaters@jimsbuildinginspections.com.au

NSW 239971C
QBCC 15128818

Company Name: Jim's Building Inspections (Mermaid Waters)

Company Address and Postcode: Mermaid Waters 4218

Company Email: Mermaidwaters@jimsbuildinginspections.com.au

Company Contact Numbers: 0438 402 039

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	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	South East
Other Building Elements	Driveway, Fence - Post and Rail Construction, Footpath, Garage, Pergola, Retaining Walls
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Internal Joinery, Landscaping Timbers and Construction, Skirting Boards
Roof	Tiled, Timber Framed, Pitched
Storeys	Single
Walls	Brick Veneer (Timber Framed), Rendered, Weatherboards
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
- Fencing
- Gardens
- Interior
- Roof Exterior
- Roof Void - Part
- Slab Edge
- The Site
- Timber Retaining Walls
- 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.

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
- Fixed Furniture - Built-in Cabinetry
- Floor coverings

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: **Low**

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: Yard
 Location: Yard - Front > Front
 Finding: Yard drainage blocked
 Information: At the time of of inspection it was noted that the yard drainage are blocked.

Blacked drains may be detrimental to surrounding building elements or may cause excessive moisture to external walls.

Where excessive moisture is noted to areas where timber building elements are exposed this may also be conducive to timber pest.

It is recommended that drains be cleared as soon as possible.



Defects 3.02

Building: Main Building
 Location: Exterior walls - front > Existing
 Finding: Weep hole obstructions
 Information: It is important to maintain visuals of the external walls of the for timber pest activity.

Where visuals are obstructed by vegetation or stored items this may allow timber pest to enter the building undetected.

Where visual of walls are obstructed it is recommended that items be removed or gardens to be trimmed back.



Defects 3.03

Building:	Main Building
Location:	Exterior walls - front garage > Front
Finding:	Cracks to external render - Category 2
Information:	It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.04

Building:	Main Building
Location:	Exterior walls - front > Front Left
Finding:	Cracks to external render - Category 1
Information:	It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.05

Building:	Main Building
Location:	Cladding > Front
Finding:	Gaps - in external cladding gaps
Information:	Gaps are present in sealant to external cladding joints.

The sealant has deteriorated leaving openings at junctions, this may allow water ingress into the wall cavity which may cause moisture damage to framing and wall linings.

This may also result in premature deterioration of adjoining building elements.

A handyman or sealant technician may be required to rectify this condition.



Defects 3.06

Building:	Main Building
Location:	Roof plumbing > Front
Finding:	Water staining
Information:	Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any broken or damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion. A qualified carpenter or registered builder may be appointed to perform these works.



Defects 3.07

Building:	Main Building
Location:	Exterior walls - right side > Rear Right
Finding:	Cracks to external render - Category 2
Information:	It has been observed that cracking to external rendered surfaces has occurred. The degree of damage falls within Category 2, described as noticeable cracks which are easily filled. Cracking of this size are generally less than 5mm in width.

Category 2 damage is required to be monitored for a period of 12 months. After the monitoring period, a crack rated at Category 2 or above is considered a defect requiring rectification.

Always contact your building inspector should cracks widen, lengthen, or become more numerous.





Defects 3.08

Building:	Main Building
Location:	Cladding > Rear Right
Finding:	Gaps - in external cladding gaps
Information:	Gaps are present in sealant to external cladding joints.

The sealant has deteriorated leaving openings at junctions, this may allow water ingress into the wall cavity which may cause moisture damage to framing and wall linings.

This may also result in premature deterioration of adjoining building elements.

A handyman or sealant technician may be required to rectify this condition.



Defects 3.09

Building:	Main Building
Location:	Exterior walls - left side > Rear Left
Finding:	Exterior roof plumbing - Leaking
Information:	Active gutter leaks were evident at the time of inspection. Roof leaks can have a number of causes, including damage to gutter joints, deterioration of roof fixtures and fittings, or loosely associated materials (fascias etc.)

A roof plumber should be appointed as soon as possible to primarily identify the cause of the leak, and to provide subsequent repair works as necessary. Depending on the extent of the damage, replacement of sections of the roof gutter may be required, and may be performed by a roof plumber.



Defects 3.10

Building: Main Building
 Location: Cladding > Rear Left
 Finding: Gaps - in external cladding gaps
 Information: Gaps are present in sealant to external cladding joints.

The sealant has deteriorated leaving openings at junctions, this may allow water ingress into the wall cavity which may cause moisture damage to framing and wall linings.

This may also result in premature deterioration of adjoining building elements.

A handyman or sealant technician may be required to rectify this condition.





Defects 3.11

Building: Main Building
Location: Cladding > Rear Left
Finding: External - sealant gap
Information: There is noticeable gaps in sealant to render walls adjoining cladding.

Sealant is becoming detached or has been poorly applied.

The gap comprises the weatherproofing of the opening and may allow water ingress moisture penetration or air leakage.

Re sealing and painting is required.



Defects 3.12

Building:	Main Building
Location:	Exterior walls - left side > Rear Left
Finding:	Cracks to external render - Category 1
Information:	It has been observed that cracking to rendered surfaces has occurred. The degree of damage falls within Category 1, described as fine cracks that do not need repair and which are less than 1.0mm in width limit.

Damage of this category is not considered a defect for rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.



Defects 3.13

Building: Main Building

Location: Alfresco > Centre

Finding: Ceiling - Sagging

Information: Sections of the ceiling were found to be sagging at the time of inspection. Sagging to the fixed ceiling structure generally indicates that the building materials have swollen, due to contact with water, or that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.





Defects 3.14

Building:	Main Building
Location:	Porch > Front
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.



Defects 3.15

Building: Main Building
Location: Entry/hallway > Front
Finding: Door skin-split
Information: At time of inspection it was noted that the door skin was split.

This may be due to accidental damage or minor impact.

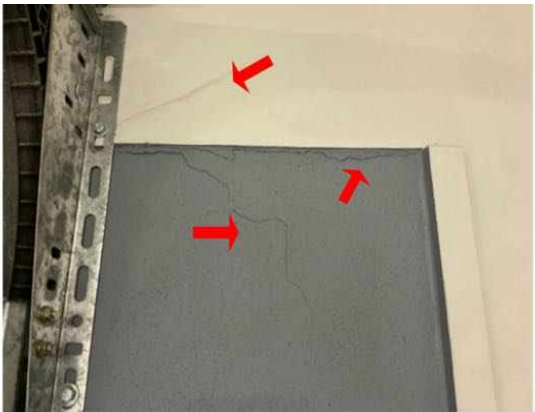
The door maybe required to be re paired by a qualified carpenter.

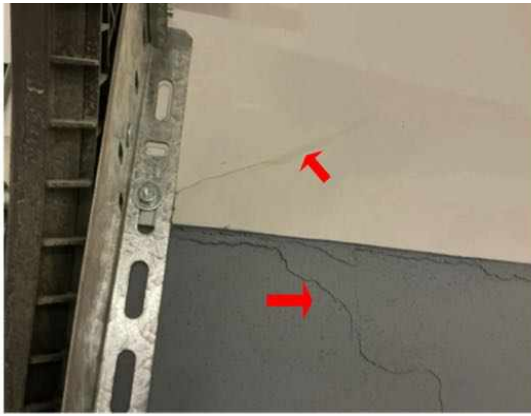


Defects 3.16

Building: Main Building
 Location: Garage > Front
 Finding: Cracks to internal render - Category 3
 Information: It has been observed that cracking to internal rendered surfaces has occurred. The degree of damage falls within Category 3, described as cracks which can be repaired with consideration that a section of wall may need to re-rendered.

The cracks are generally 5-15mm in width, or may present as a number of cracks 3mm or more in a group. Damage of this category is a defect that requires rectification work, which may be more extensive.





Defects 3.17

Building: Main Building
 Location: Theatre Room > Rear
 Finding: Beading - Missing
 Information: Where beading (also known as 'quad' or rubber seals) are missing from glazing, the area is more susceptible to deterioration and decay, and is more likely to allow water ingress.

If the lack of beading or rubber seals is not addressed, the structure will generally age more quickly. This deterioration may subsequently lead to secondary building defects in adjoining building materials, as well as reducing the insulation properties of the

window.

A general handyman or window specialist should be appointed as soon as possible to install adequate sealing to this area.



Defects 3.18

Building:	Main Building
Location:	Bedroom - Master > Centre
Finding:	Plaster - Drummy
Information:	Sections of plaster sheeting in this area appear to be drummy. The term 'drummy' is used to describe plaster which, whilst solid, has become detached from its original fixing.

The most common causes of plaster failure are physical damage and moisture damage. Moisture causes plaster to swell and shrink as the humidity of the air changes, or as a consequence of leaks, which can be enough to create drumminess or cracking.

Drummy plaster generally needs chemical re-adhesion or to be screwed back to the substrate, with minor consequent patching and painting required.

Ensure that the general environment is free of moisture and humidity to aid in the prevention of drummy plaster and plaster damage. Appointment of a qualified

plasterer is advised in order to complete remedial works as necessary.



Defects 3.19

Building:	Main Building
Location:	Ensuite - Master > Existing
Finding:	Tap - Loose
Information:	The tap in this area has not been installed correctly, or has deteriorated with age, and is consequently loose. This tap being loose creates potential for water leaks and subsequent water damage to the surrounding area.

Where taps or spouts are loose, a qualified plumber should be appointed to re-fix the

plumbing fitting.



Defects 3.20

Building:	Main Building
Location:	Bedroom 3 > Rear Right
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general handyperson or qualified carpenter.



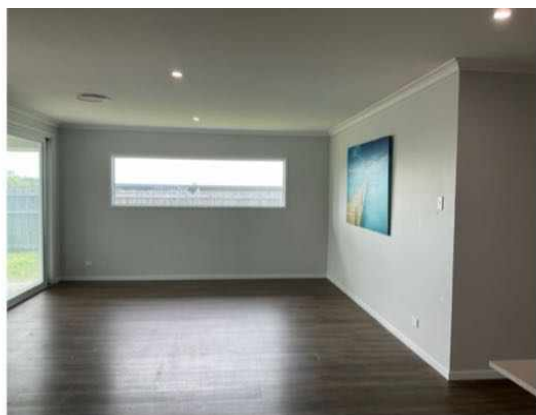
Defects 3.21

Building:	Main Building
Location:	Living Room > Front
Finding:	Beading - gap
Information:	Beading acts (like cornice or skirtings) to cover the intersection or joins of building materials. It was noted at the time of inspection that beading in this area has minor gaps. This deterioration is suspected to have been caused by general ageing, which is expected in a building of this age and condition.

Beading is important in weatherproofing the surrounding building elements and preventing termite or pest ingress. Furthermore, beading works to protect the joins of building materials, which are more susceptible to deterioration and decay.

Repair or replacement of the beading is advised to ensure the protection and longevity of any associated building elements. Such works may be performed by a general

handyperson or qualified carpenter.



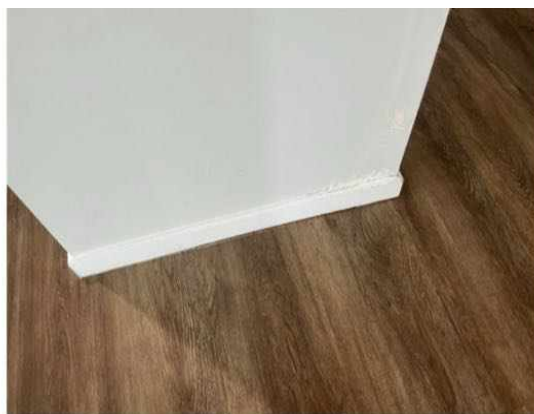
Defects 3.22

Building:	Main Building
Location:	Dining Room > Existing
Finding:	Evidence of animal damage
Information:	Impact damage was found to be detracting from the appearance and functionality of this building element. It is suspected that this damage has been sustained as result of wear and tear on the building element caused by personal pets. Most damage is superficial.

Depending on the location of the animal damage and the surface area that it has affected, animal damage may generally be repaired by maintenance to surface finishes (i.e. sanding, filling, or painting). Where building elements have sustained major damage, replacement may be required to ensure that no secondary defects occur.

These works can usually be performed by a qualified carpenter or general handyperson and should be completed at the discretion of the client.





Defects 3.23

Building:	Main Building
Location:	Hallway > Centre
Finding:	Air vents - Blocked or inadequate
Information:	It was noted at the time of inspection that the subfloor area lacks adequate ventilation. The cause of this inadequate ventilation is the state of the air vents to the subfloor area. Where air vents are insufficient in number or are blocked, either fully or partially, subfloor ventilation is decreased.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould/fungi and mildew (which can lead to major respiratory issues or safety hazards for occupants, particularly the elderly, the very young and those with existing illnesses).

All air vents should be cleared of blockages to promote adequate air flow to the area. Where ventilation is still insufficient, retrospective installation of air vents may be required. Appointment of a registered builder may be required to perform these works as necessary.



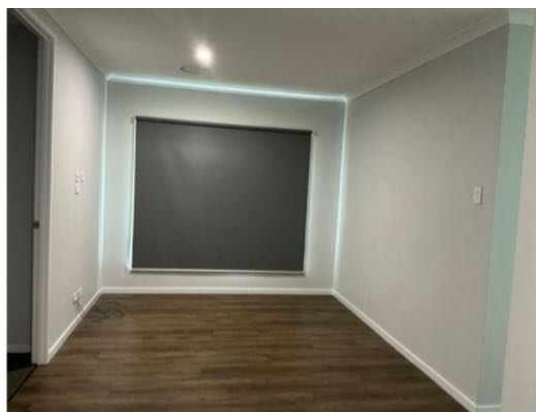


Defects 3.24

Building: Main Building
Location: Family Room > Existing
Finding: Walls - Scuffed
Information: Superficial scuff marks were noted to the internal walls in this area at the time of inspection. Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear.

Marked surfaces may be left at client discretion, as no repair/replacement is necessarily required. Marked surfaces are unlikely to result in the development of secondary damage; however, the client may wish to seek quotations for the cost to refurbish or replace the affected wall linings.

A general handyman or cleaning contractor may be appointed to rectify marked or scuffed surfaces at the client's discretion.





Defects 3.25

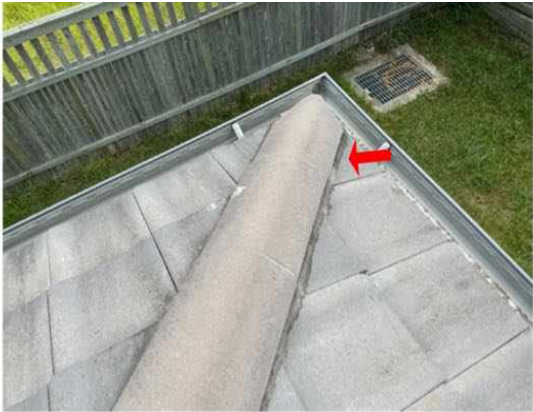
Building: Main Building
Location: Roof Exterior > Existing
Finding: Roof pointing- minor repairs
Information: At the time the of the inspection it was noted that the pointing in sections of the roof capping has deteriorated and minor repairs are required.

This due to age and uv damage which is common in properties of this age.

A roof tiler may be required to rectify this condition.







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

- At the time of the inspection, the property in comparison to others of similar age and construction is in good condition.

All defects should be read in their entirety and understood.

All defects may be rectified by the relevant trades.

For further information, advice and clarification please contact Troy Profilio on: 0438 402 039

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Meter Box > Front Right
Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

Building: Main Building
Location: Roof Void > 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: Bedroom 2 > Existing
Finding: Bedroom 2 - satisfactory
Information: Bedroom 2 was found to be in satisfactory condition at the time of the inspection.



Noted Item

Building: Main Building
Location: Bedroom 4 > Existing
Finding: Bedroom 4 - satisfactory
Information: Bedroom 4 was found to be in a satisfactory condition.



Noted Item

Building: Main Building
 Location: Toilet (WC) > Existing
 Finding: Additional cookware - Non-compliant
 Information: The additional cookware that has been affixed to this kitchen of the dwelling does not appear to comply with contemporary building practices and current Australian Standards. The cookware currently appears to be unsafe, compliance with such standards ensures the integrity of the main dwelling and abutting addition.

As building standards have not been followed, this area provides a heightened risk of the development of safety hazards. The structural integrity of the area may have been compromised, which creates potential for the development or presence of major safety issues.

It is highly recommended that any planned repairs be carried out by registered contractors. Such works may be necessary in the short-term future to ensure the safety and functionality of the area.



Noted Item

Building: Main Building
 Location: Bathroom > Existing

Finding: Additional Photos
Information: Additional photos are provided for your general reference



Noted Item

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



Noted Item

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





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.