



Building Inspection Report

Inspection Date: Wed, 18 Feb 2026

Property Address: 6 Rogers St, Merrylands NSW 2160,
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 Wed, 18 Feb 2026

Modified Date Wed, 18 Feb 2026

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address: 6 Rogers St, Merrylands NSW 2160, Australia

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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: This report does not comment on common areas.

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.

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 poor condition with major and minor defects found.

Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Brick Stumps or Piers
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	3
Orientation	East
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Garage, Pergola
Other Timber Bldg Elements	Architectural Trims, Architraves, Door Frames, Doors, Eaves, Internal Joinery, Patio, Skirting Boards, Weatherboards, Window Frames
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Tiled
Storeys	Single
Walls	Light Weight Wall Clad
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
- Roof Exterior - Part
- Roof Void - Part
- Subfloor - Part

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.
- Areas of skillion or flat roof - no access
- Ceiling Cavity - Part.
- Roof Exterior - Part
- Subfloor - 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
- Debris or rubbish
- Duct work
- Evidence of recently painted walls or ceilings
- Fixed Furniture - Built-in Cabinetry
- Fixed ceilings
- Floor coverings
- Furniture
- Insulation
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall 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: - **High**

When the risk of undetected defects is 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: Main Building

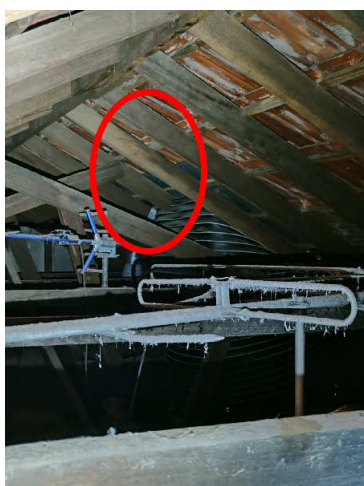
Location: Roof Void

Finding: Roof structure - Altered and Damaged - Major Defect

Information: Alterations and damage to the roof structure have observed at the time of inspection. The modifications do not comply with current building practices and standards and require remedial works to reinstate to a suitable standard.

Replacement of major sections of roofing is likely to be required in order to comply with building regulations. Further assessment and necessary works should be performed immediately by a registered builder.

Until works are completed to bring the roofing structure to an appropriate level, the surrounding area should be avoided by all persons as a safety precaution.





Defects 2.02

Building: Main Building

Location: Subfloor

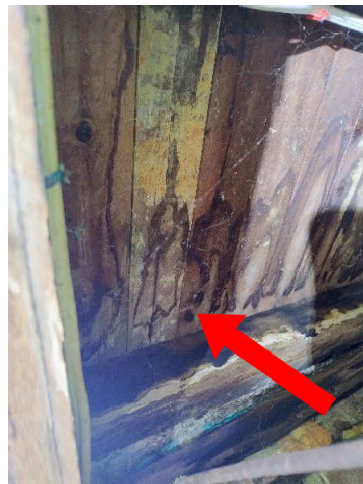
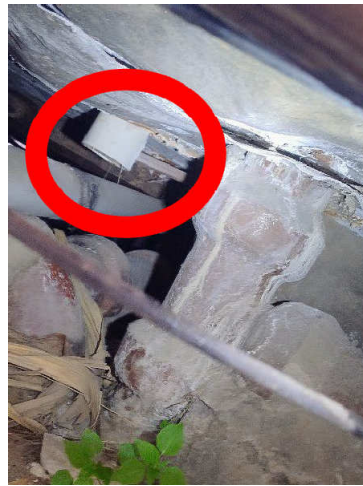
Finding: Water leak - Active - Detoriation to timber flooring

Information: Water ponding and active water leak was observed in subfloor at the time of inspection below toilet and bathroom area. Also Tiber structure below floor is deteriorated due to water leak at the time of inspection.

Generally, water leaks occur when a particular area of the property is not weather or water tight. As the surrounding area was found to be very damp at the time of inspection, and the leak was also ongoing and hence requires urgent action.

Regardless of the location, even minor leaks that are left unmanaged can lead to serious damage of associated building elements and result in the need for replacement of building materials. Mould and other hazards such as electrical hazards may also arise if the leak is left to develop.

It is highly advised that the cause of the leak be identified and resolved immediately by a licensed plumber to prevent any further damage. Depending on the extent of the damage previously sustained, repair and/or replacement of any affected building materials may be required.





Defects 2.03

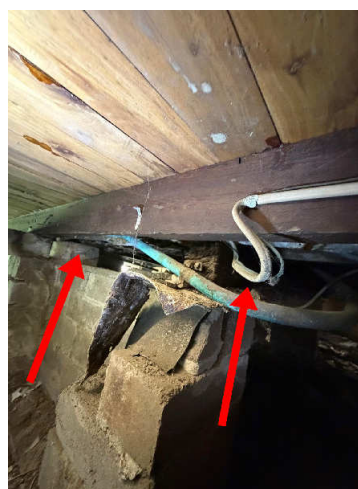
Building: Main Building
Location: Subfloor

Finding: Subfloor stumps - Unstable or deteriorated - Major Defect

Information: Stumps to the subfloor structure are observed unstable and not supporting the wooden floor, indicating that their structural integrity has been affected. The cause of this instability is likely to be movement or extensive wood rot, both of which may deteriorate stumps at a rapid rate.

The stumps are suspected to be failing in their structural purpose, which is likely to lead to a range of major and minor defects. Further (potentially major) damage to the stumps and structure may be imminent if left unattended.

Appointment of a Registered Builder specialising in re-stumping is required immediately to assess the condition of the stumps and provide advice on remedial works. This defect should not be left unmanaged.



Defects 2.04

Building: Main Building

Location: Bathroom

Finding: Evidence of Excessive moisture - identified

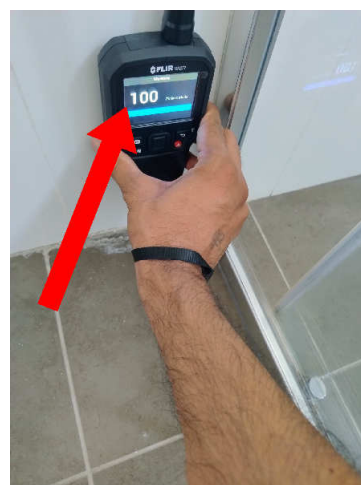
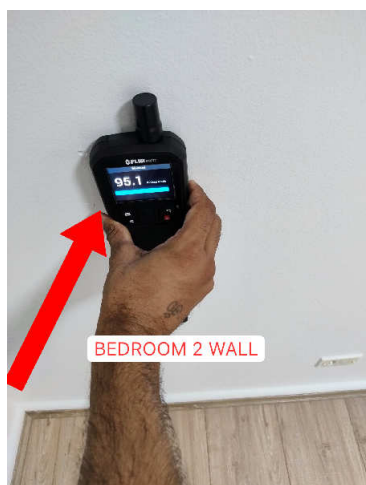
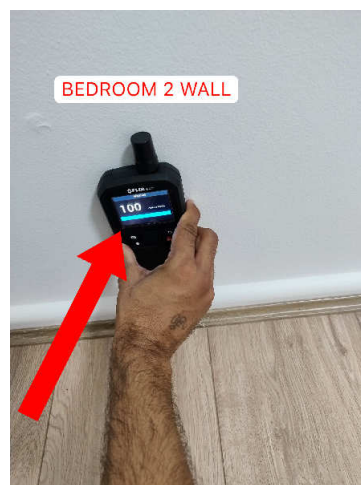
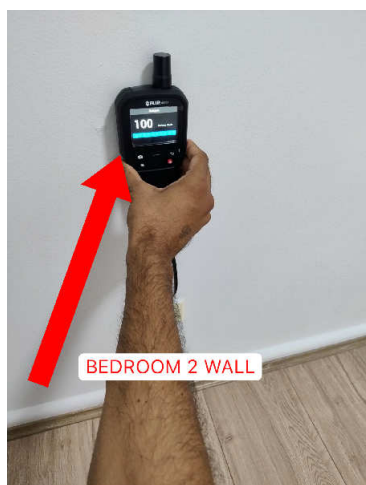
Information: Evidence of excessive moisture recorded by moisture meter in the shower walls of bathroom.

Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated, inadequate or missing roof drainage, leaking plumbing pipes or fixtures, poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.







Minor Defect

Defects 3.01

Building: Main Building

Location: Roof Void

Finding: Skylight/flashing - Damaged

Information: The skylight/flashing covering appears to have been subject to minor damage at the time of inspection. The damage to this skylight is likely to allow rain penetration and provides potential for water damage to the surrounding ceiling area.

Repair or replacement of the skylight covering is required to prevent any further damage to the surrounding area. Works should be completed as soon as possible by a qualified carpenter or general handyperson.



Defects 3.02

Building: Main Building

Location: Driveway

Finding: Pipe cover - Broken

Information: Upon inspection of the driveway, broken pipe covering, were identified. Broken and friable plastic cover are generally the result of ageing and weathering or sudden impact of something on it.

If left to further deteriorate, broken and it can lead to secondary damage to the exterior plumbing.

Replacement of broken pipe cover is required and should be performed by a licensed plumber as at the client's discretion.



Defects 3.03

Building: Main Building

Location: Bathroom

Finding: Mould and water efforance - Present in all area of bathroom

Information:

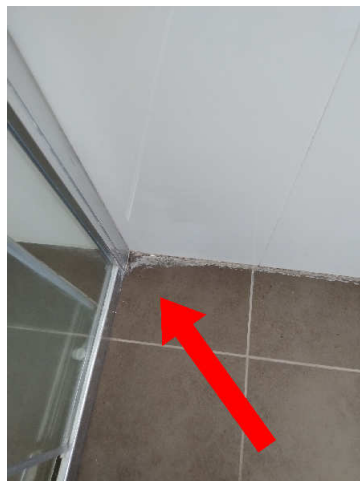
Evidence of Mould growth and water efforance was noted in all area of bathroom at the time of inspection. Which is believed to have grown due to lack of ventilation and water leak to the area.

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.





Defects 3.04

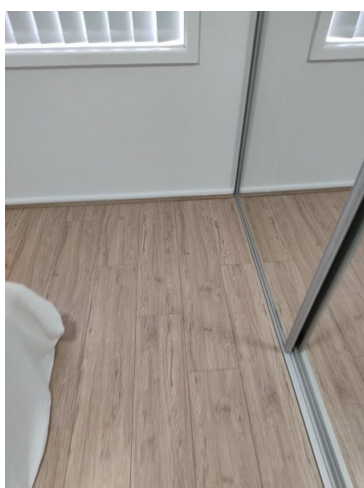
Building: Main Building
Location: Bedroom 3 + Living room
Finding: Floors - bouncy

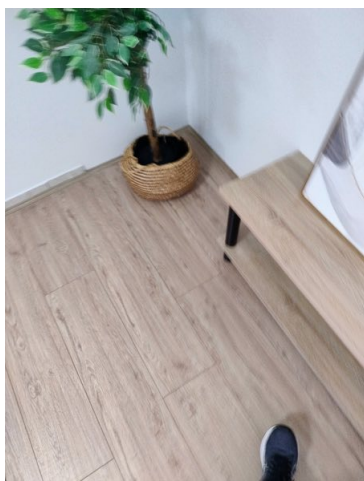
Information:

The internal flooring in bedroom 3 area was identified as being bouncy at the time of inspection. A bouncy floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloor stumps and refixing of flooring.





Defects 3.05

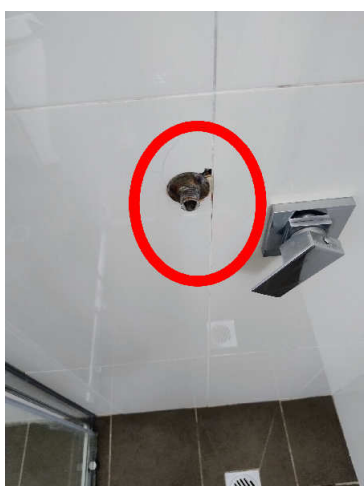
Building: Main Building

Location: Bathroom

Finding: Bathroom fittings and fixtures - installation substandard

Information: The shower water tap and shower door fixings are missing and installation is observed to be substandard at the time of inspection. The primary defects if not attended can become a safety issue of major defects.

Works should be completed as soon as possible by a qualified carpenter or general handyperson or qualified plumber.



Defects 3.06

Building: Main Building

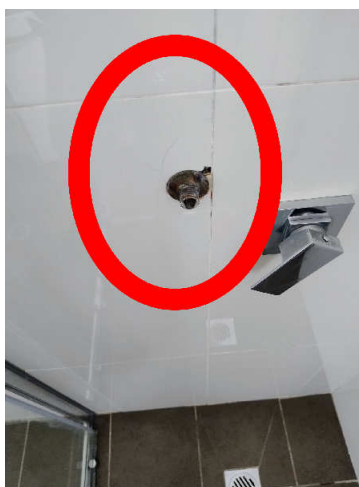
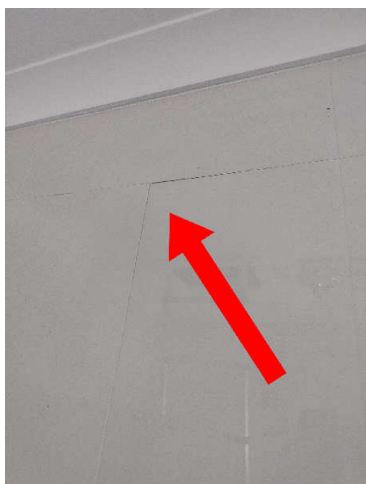
Location: Bathroom

Finding: Wall tiles - cracked and broken

Information: Upon inspection of the bathroom, it was noted that wall tiles are cracked.

Cracked tiles in wet area required to be concealed to prevent the water to enter into the other structure of building. Which can lead to secondary defects if not attended.

Such works should be performed prior to final handover.



Defects 3.07

Building: Main Building

Location: Bathroom

Finding: Door stop - Missing

Information: The door stop is missing and door is inadequate to stop the door handle from damaging the toilet pan. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Defects 3.08

Building: Main Building

Location: All Areas

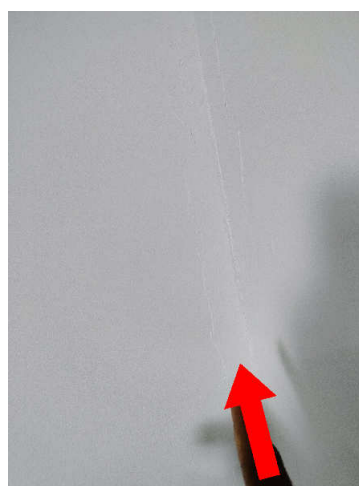
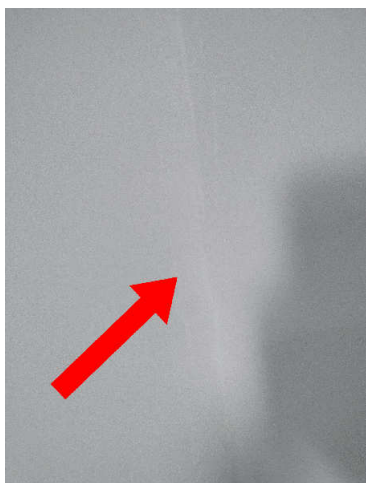
Finding: Cracks to internal rendered surfaces - Category 2

Information: Several cracks and patches to ceiling and wall to all internal areas of building was observed at the time of inspection.

The degree of damage falls within Category 2, described as noticeable cracks which are easily filled.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated at Category 2 or above is considered a defect that requires rectification. Always contact your building inspector should cracks widen, lengthen, or become more numerous.





Defects 3.09

Building: Main Building

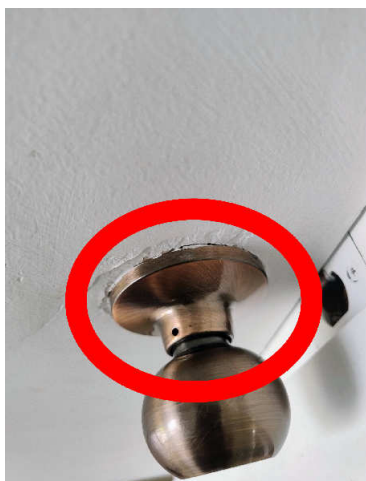
Location: Bedroom 1

Finding: Door handle - Not latching and damaged

Information: It was noted that the door bedroom area was not latching during operation at the time of inspection and has damage around door handle. Whilst detracting from the functionality of this building element, this minor defect may also be a security risk, and may therefore have serious implications if left unattended.

It is suspected that this defect has occurred due to minor issues with the associated hinges. Such damage is identified as general wear and tear, which is expected for building elements of this age.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion. If left unattended, further functional impairment is likely to occur.



Defects 3.10

Building:	Main Building
Location:	Exterior walls - right side
Finding:	External painting deteriorated
Information:	External paintwork including right side wall but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re-paint.

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish expose the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Defects 3.11

Building: Main Building

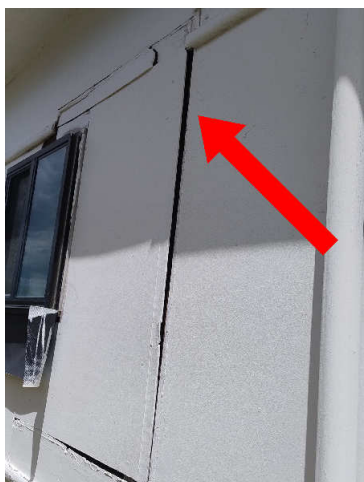
Location: Exterior walls - right side

Finding: Building element - Damaged

Information: Exterir right side wall was observed to have damage at the time of inspection. Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Defects 3.12

Building: Main Building
Location: Laundry
Finding: Wall cladding - dents and damage
Information: Dents and damage was observed in the Laundry walls and ceiling at the time of inspection.
Dents and damage is considered to be a defect under Standards and Tolerances. Works should be fixed as per the client's discretion by a qualified carpenter or general handyperson.



Defects 3.13

Building: Main Building
Location: Laundry
Finding: Joinery - Water stained

Information:

Water staining to joinery of laundry area was evident 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 interior ceilings.

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 damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

**Defects 3.14**

Building:

Main Building

Location: Laundry

Finding: Tap - Leaking

Information: The tap in laundry area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



Defects 3.15

Building: Main Building

Location: Toilet (WC)

Finding: Door stop - Missing and damage to wall

Information: The door stop is missing and not stopping the door handle from damaging the wall at the time of inspection. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



Defects 3.16

Building: Main Building

Location: Roof Exterior

Finding: Roof tiles - Weathered

Information: Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



Defects 3.17

Building: Main Building

Location: Driveway

Finding: Crack in concrete slab - Category 1

Information: A crack on drive way was observed at the time of inspection. A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

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

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



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
- Damp Proofing Specialist
- Licensed Bricklayer
- Licensed Electrician
- Licensed Plumber
- Registered/Licensed Builder

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

This is a visual report as per AS4349 and as per agreed pre-inspection agreement that you have received from us.

This summary must be read in conjunction with the defects list.

The purchaser should ensure all extensions and additions are council approved and completed by licensed trades.

Repair of all other defects are recommended. If left unattended, secondary minor or major defects can ensue.

Number of Major and Minor defects were present at the time of inspection.

MAJOR DEFECT

- Evidence of Excessive moisture - identified - bathroom and toilet and adjoining wall
- Active water leak was observed in subfloor
- Sealant and Grouting - Damaged and Detoriorated, Tiles cracked and mould present
- Subfloor stumps - Unstable or deteriorated
- Roof structure - Altered and Damaged

This is a major defects and could have damaged the structural elements of the building. Due to water ponding in the subfloor and moisture readings in bathroom and toilet area there are highly possible that wooden flooring and other important elements of buildings have been detoriated.

MINOR DEFECTS

All minor defects may develop into safety hazards or major defects if they are not attended to. The following defects are highly advised to be fixed to avoid further damage or deterioration of building elements.

- Interior Gyprock, wall cracks and damage
- External painting detoriated and outer wall damage and cracks
- Bouncy Floors
- Bathroom fittings and fixtures - installation substandard, wall tiles broken

- Roof tiles weathered and stains in timber
- Door handle - Not latching
- Joinery water stained and water tap leaking in laundry
- Weathered roof tiles
- Cracks in driveway concrete slab

Please be aware that limitation's did affect the inspection and area of low clearance and poor access meant a complete inspection of the roof space was not possible and areas of stored items, insulation and garden vegetation meant some areas were obstructed.

It is strongly recommended that full access is gained as major defects and/or damage may be concealed.

Please read all the defects and recommendations carefully and read the report in its entirety.

For further information, advice and clarification please contact Ankit Gandhi on 0469817152

The following items were noted as -For your information

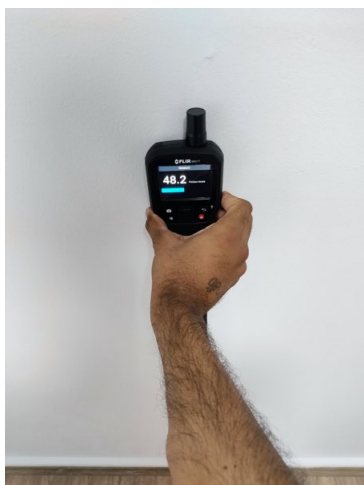
Noted Item

Building: Main Building

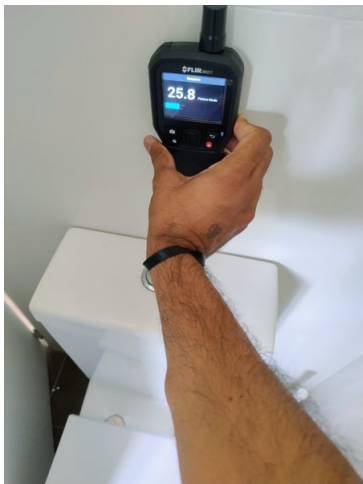
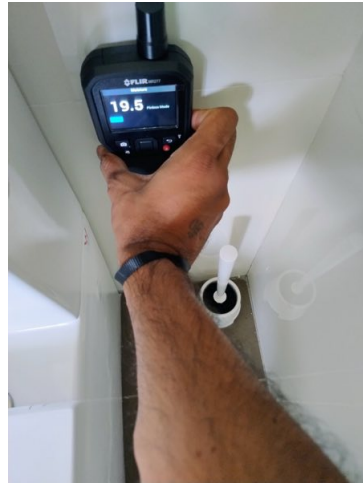
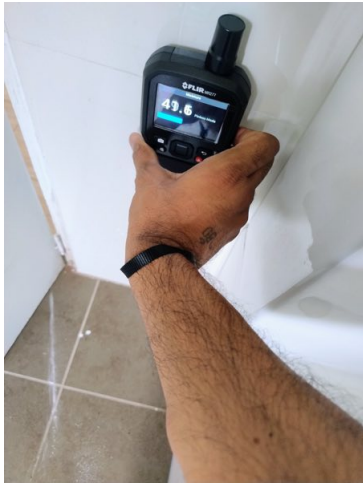
Location: All Areas

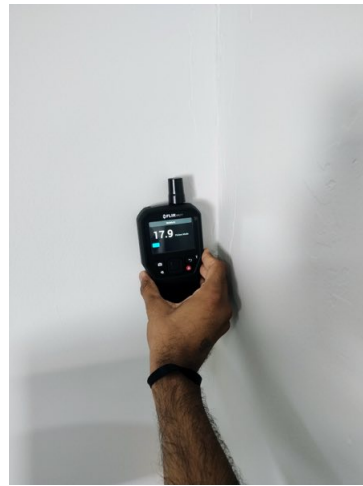
Finding: Additional Moisture reading taken

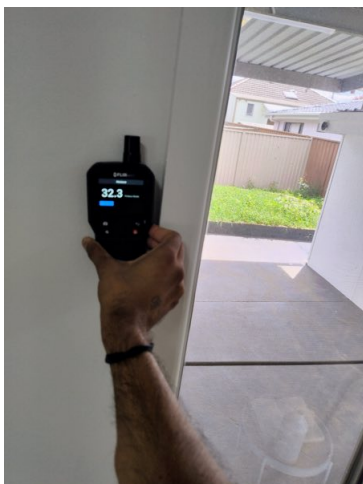
Information: Moisture reading were taken at the time of inspection as all suspected areas where moisture reading can be high.

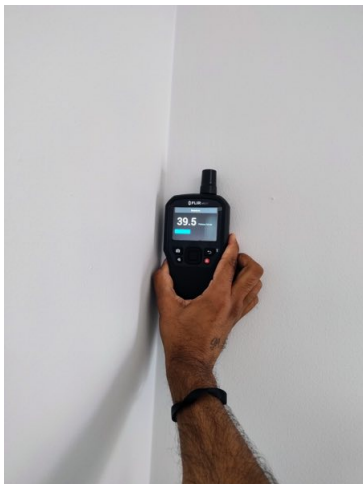














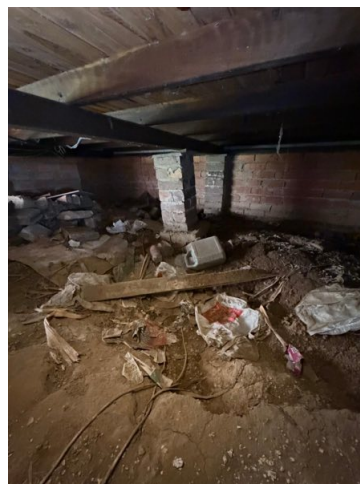
Noted Item

Building: Main Building

Location: All Areas

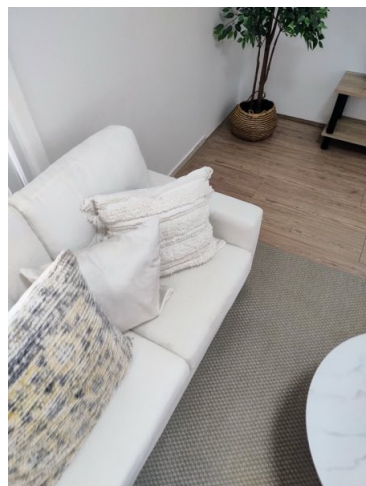
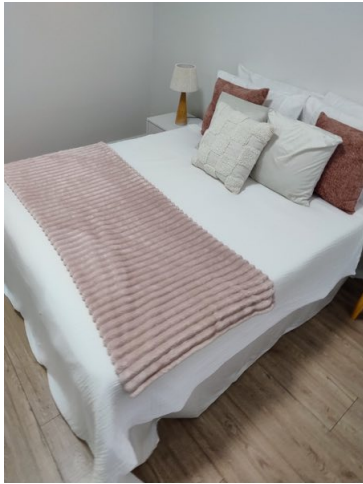
Finding: Additional Photos - Obstructions and Limitations

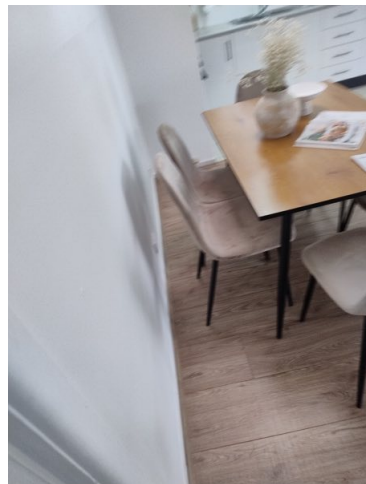
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.

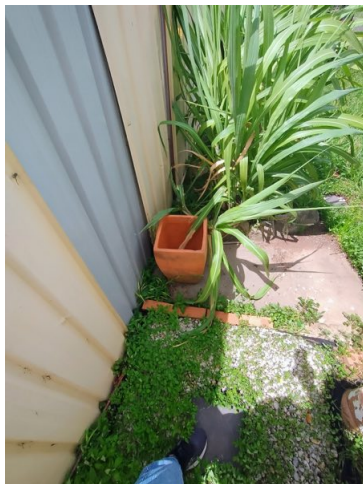
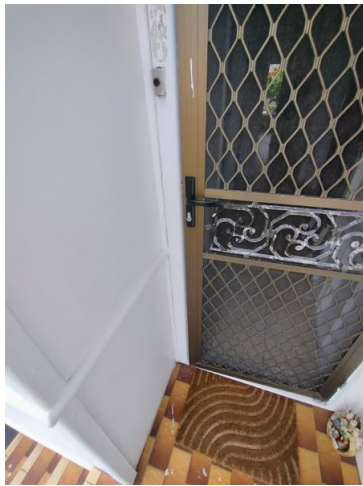














Definitions to help you better understand this report

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.