



Building Inspection Report

Inspection Date: Fri, 20 Mar 2026

Property Address: Unit 505, 4 Broughton Street, Canterbury
NSW 2193



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Fri, 20 Mar 2026

The Parties

Name of the Client:

Name of the Principal(if Applicable):

Job Address: Unit 505, 4 Broughton Street, Canterbury NSW 2193

Client's Email Address:

Client's Phone Number:

Consultant: David Piva Ph: 0466 136 675
Email: David.piva@jimsbuildinginspections.com.au

2743C

Company Name: Jim's Building Inspections (Canada Bay)

Company Address and Postcode: Horsley Park 2175

Company Email: David.piva@jimsbuildinginspections.com.au

Company Contact Numbers: 0466 136 675

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: Important Pre-Report Requirements

- The Pre-Inspection Agreement outlining the scope, limitations, and exclusions must be read and agreed to prior to reviewing the report.
- This report is valid only on the date of inspection. Any defects or issues arising afterward are not covered.
- The report is for the exclusive use of the named client. Third parties relying on this report do so entirely at their own risk.

Safety & Compliance

- Where Major defects and safety hazards are found should be addressed immediately.

- Other defects should be rectified promptly to avoid escalation.
- It is highly recommended that:
 - A licensed electrician reviews all electrical components.
 - A licensed plumber reviews plumbing systems and provides maintenance guidance.
- These reviews help ensure safe usage and longevity of essential systems and protect your investment.

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 generally with major and minor defects

Section B General

General description of the property

Building Type	Residential, Apartment
Company or Strata title	Yes
Floor	Concrete, Slab - Suspended Slab
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	North East
Other Building Elements	Not Applicable
Other Timber Bldg Elements	Internal Joinery, Skirting Boards, Doors, Floating Floor
Roof	Not Applicable
Storeys	Multi-Storey with basement
Walls	Brick Veneer
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- 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:

- Not Applicable

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:

- Appliances and equipment
- Ceiling linings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Stored items
- Wall linings

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

Undetected defect risk

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

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

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

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

Defects 2.01

Building: Main Building
Location: Bedroom
Finding: Major Defect – Ceiling Water Staining / Suspected Moisture Ingress (Strata Property)
Information:

Observation:

Water staining was noted to ceiling linings in the inspected area(s) at the time of inspection. The staining presented as discoloured and patchy areas consistent with moisture exposure. The extent and pattern of staining suggest possible ongoing or recurrent moisture ingress, commonly associated with roof leaks, defective flashings, or plumbing issues. This assessment was based on a visual inspection only, and no invasive testing or moisture readings were undertaken.

Implication:

The presence of ceiling water staining may indicate a failure in the building envelope or internal plumbing systems. In a strata-managed property, this type of defect may involve common property (such as the roof structure, external elements, or shared services), which can fall under the responsibility of the owners corporation/strata management.

Where moisture ingress is ongoing or unresolved, this condition may be considered a major defect due to the risk of progressive deterioration, including:

- Decay or weakening of structural timber elements
- Corrosion of metal components
- Damage to insulation and internal linings
- Mould growth, which may present health concerns

If active, continued water ingress can result in concealed damage and may affect both the subject lot and adjoining lots or common property.

Recommendation:

It is recommended that the owners corporation/strata manager be formally notified as soon as possible, as the source of the leak may originate from common property or shared building elements.

A suitably qualified roofing contractor and/or licensed plumber (as applicable) should be engaged—either privately or via strata—to carry out a detailed investigation to identify the exact source of moisture ingress. Repairs should be undertaken to defective roof coverings, flashings, penetrations, or plumbing components as required.

Following rectification of the source, damaged ceiling linings and finishes within the lot should be repaired or replaced as necessary. Clarification should be sought from the strata manager regarding responsibility for both investigation and rectification works.

Important Note:

Due to the visual-only nature of this pre-purchase inspection, it was not possible to determine whether the staining is active or historical at the time of inspection. The defect has been classified as major due to the potential for ongoing deterioration if the source of moisture ingress remains unresolved.

Further assessment, potentially including moisture testing and inspection during wet weather conditions, is recommended. Responsibility for repairs should be confirmed with the owners corporation, as this may vary depending on the location and source of the defect.





Minor Defect

Defects 3.01

Building: Main Building
 Location: Bathroom
 Finding: Minor Defect – Shower Screen Fixing and Sealing
 Information:

Observation:

At the time of inspection, the shower screen glass panel within the bathroom was observed to be loose and inadequately secured to the bathtub. The junction between the glass panel and the bathtub also appeared insufficiently sealed, with gaps evident in the existing sealant. This assessment was based on a visual inspection only, and no invasive testing was undertaken.

Implication:

A loose and poorly sealed shower screen may allow water to escape the shower recess during normal use. Ongoing moisture egress can contribute to water damage in adjacent finishes and building elements, including deterioration of wall linings, flooring materials, and potential mould growth if left unaddressed. While considered a minor defect at the time of inspection, deterioration may accelerate if not maintained.

Recommendation:

It is recommended that a suitable sealant (e.g. sanitary-grade silicone) be applied to properly seal the junction between the shower screen and bathtub, and that the glass panel be securely fixed in position. Works should be carried out by a suitably qualified tradesperson to ensure adequate waterproofing and stability of the installation. Ongoing monitoring and routine maintenance of sealant joints is advised.



Defects 3.02

Building:	Main Building
Location:	Bathroom
Finding:	Shower Area – Moisture Readings & Damp Assessment
Information:	Moisture readings were detected in the lower shower walls. This is a common occurrence with certain types of tiles, particularly those with higher porosity, which tend to absorb more moisture than others.

Moisture detected is suspected to be due to moisture ingress around the spout penetrations, which may not be adequately sealed.

However, the possibility of leaking pipes or fittings within the adjoining wall cavity cannot be entirely ruled out at this stage.

“Damp” refers to the presence of unwanted moisture within the structure of a building, typically resulting from external intrusion or internal sources such as leaks or condensation. In bathroom environments, damp is most commonly caused by internal water leaks or poorly sealed taps.

Unmanaged damp within the shower recess may lead to:

- Mould and fungal growth
- Degradation of building materials
- Compromised structural integrity

□

Recommendations

- Engage a licensed plumber to investigate the source of moisture near the tap fittings and carry out any necessary repairs.
- Consider appointing a bathroom waterproofing specialist to assess and reseal the shower area if needed.

- Regularly check and maintain all sealant at junctions, grout lines, and around tap fittings to prevent future moisture ingress.



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
- Licensed Plumber
- Registered Roofing Contractor

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

- BUILDING SUMMARY

Overall Property Condition

The dwelling was considered to be in good condition relative to others of similar age and construction that have been adequately maintained. No major structural defects were identified during the inspection. Major & minor defects, maintenance items were noted.

□

MAJOR DEFECTS

- Water staining was observed to ceiling linings, indicating possible ongoing or past moisture ingress. In a strata property, the source may relate to common property, requiring involvement of the owners corporation. If active, this condition may lead to structural deterioration, material damage, and mould growth. It is recommended that strata management be notified and a qualified contractor engaged to identify and rectify the source of the leak. Further assessment is required to determine whether the issue is active and to clarify repair responsibility.

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SAFETY HAZARDS

- None identified at the time of inspection.

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BUILDING REPORT SUMMARY

External Walls

- External masonry walls appeared generally sound.
- No discernible or significant structural cracking observed.

Hot Water System (HWS), Taps, and Plumbing

- HWS appeared serviceable
- Taps and fixtures were operational; water pressure was consistent but not tested under full operating conditions.
- No significant leaks or water hammer noted.
- Recommend further testing after regular usage resumes.
- Further plumbing assessment advised, especially after periods of vacancy or infrequent use.

Interior Linings

- Walls and ceilings were generally in good condition with minor wear and tear.
- Evidence of ceiling leaks or water damage observed in the front bedroom at the time of inspection.

Windows & Doors

- All accessible windows and doors were operational.

Bathroom

- Overall condition average
- Elevated moisture readings were found in the shower at the time of inspection.
- Further investigation recommended.
- Recommend sealing tiles and grout to prevent moisture ingress.
- No signs of active leaks; waterproofing assumed intact based on visual cues. Invasive inspection required for confirmation.

Kitchen

- The kitchen was in good condition overall with no visible defects.
- Recommend appliance testing by a licensed technician (outside scope of this report).

Plumbing, Leaks & Waterproofing (Limitations)

- This visual, non-invasive inspection cannot confirm the presence of leaks or the condition of waterproofing in wet areas.
- Water pressure and tapware condition were not fully assessed.
- A licensed plumber is required to provide an accurate assessment.

For further information, advice and clarification please contact David Piva on: 0466 136 675

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: Kitchen
 Finding: Kitchen Sink – Overall Condition & Recommendations.
 Information: Observations:

- The kitchen sink tap(s) were water tested at the time of inspection, with no evidence of leaks or blockages observed in the visible plumbing or drainage.
- No significant water damage was observed to the cabinetry/unit;
- Stored items under the sink obstructed access, limiting a full inspection of the plumbing and internal cabinetry.

□

Recommendations:

- Further monitoring and testing are recommended once the tap(s) are in constant use, to identify any drainage issues or signs of slow leaks not evident during the limited inspection.
- It is recommended that the stored items beneath the sink be removed to allow for a full re-inspection of the plumbing and cabinetry, ensuring no concealed defects are present.



Noted Item

Building: Main Building
 Location: Laundry

Finding: Laundry - Taps/Plumbing/Drainage.

Information: Observation: Laundry Tub – Taps, Plumbing, and Cabinetry

- The taps to the laundry tub were water tested and inspected, with no evidence of plumbing or drainage leaks observed at the time of inspection.
- No visible signs of water damage, rust, or corrosion were noted to the cabinetry or surrounding unit during the inspection.

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Recommendations:

- Further monitoring or testing is recommended once the taps are placed into regular use, to ensure no leaks develop over time and that the drainage system continues to perform adequately.
- Sealant and grouting in wet areas should be maintained as part of the long-term care and upkeep of the property.



Noted Item

Building: Main Building

Location: Bathroom

Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
Information: Overall Condition & Recommendations

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SHOWER:

- Water appeared to flow freely towards the floor waste during testing of the shower taps.
- Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.
- Elevated moisture readings were found adjacent the spout fitting and lower shower walls, mould growth in the grouting suggesting some retained moisture in the shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This (as documented in the report) should be further investigated.
- Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.
- Moisture readings Further investigation by a qualified plumber or waterproofing specialist is advised to confirm any underlying issues.
- The condition of grout and sealant appeared to be below average, with some areas potentially requiring maintenance or replacement.
- Mould growth was noted in some areas of grout/sealant. Cleaning or, if necessary, replacing affected grout or sealant is recommended to maintain hygiene and waterproofing integrity.
- The exhaust fan appeared to be operational, which supports moisture control in the bathroom.
- The shower screen panel is loose requiring rectification.

□

TOILET:

- No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

□

VANITY UNIT:

- Basin(s) were water tested and inspected, with no leaks or blockages identified in

the plumbing or drainage system at the time of inspection.

- Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.
- Water damage was noted to the vanity unit, appearing minor.
- Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

□

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or hidden structures.





Noted Item

Building: Main Building
 Location: Ensuite
 Finding: Wet Areas - Bathroom(s) - Overall Condition & Recommendations.
 Information: Overall Condition & Recommendations

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SHOWER:

- Water appeared to flow freely towards the floor waste during testing of the shower taps. However, further monitoring is required after regular use to determine whether water pooling or retention occurs.
- Flood testing of the shower recess is recommended. This may reveal inadequacies in the waterproofing or shower screens, which could lead to water damage in surrounding areas.
- Floor waste was found to be clear and free of blockages at the time of inspection. Further monitoring is advised after consistent use to identify any drainage issues or buildup requiring cleaning.
- No elevated moisture readings were detected around the tap fittings or behind the shower walls (as viewed from adjacent rooms), suggesting no active plumbing leaks at

the time of inspection.

- Elevated moisture readings were found in the lower shower walls, which is a common occurrence with certain tile types that naturally absorb more moisture. This should be monitored over time.
- Sealing of grout and tiles is recommended to prevent moisture buildup and mould growth in damp areas such as showers.
- The condition of grout and sealant appeared to be serviceable,
- The exhaust fan appeared to be operational, which supports moisture control in the bathroom.

□

TOILET:

- No leaks were observed during flushing. The toilet operated normally, and the toilet pan appeared to be securely fixed to the floor.

□

VANITY UNIT:

- Basin(s) were water tested and inspected, with no leaks or blockages identified in the plumbing or drainage system at the time of inspection.
- Further monitoring is recommended after the basin(s) are placed under regular use to confirm ongoing performance and cleanliness.
- Water damage was noted to the vanity unit, appearing minor.
- Stored items inside the vanity obstructed full visibility during the inspection. It is advised that the area be re-inspected once all obstructions are removed.

□

IMPORTANT NOTE:

It is not possible under the visual inspection criteria of a standard pre-purchase report to categorically determine if leaks are present. If a more detailed or accurate assessment is required, a special-purpose inspection should be undertaken.

Alternatively, the assumption should be made that leakage may occur, particularly where historical or environmental conditions are conducive. The visual nature of this inspection cannot detect issues concealed behind wall/floor linings or cabinetry, and invasive investigation may be necessary to confirm the true condition of adjacent or

hidden structures.





Noted Item

Building: Main Building
 Location: All Areas
 Finding: Plumbing, Electrical & Gas Installations – Scope and Recommendations.
 Information: Plumbing and electrical inspections fall outside the scope of this building inspection and must be carried out by appropriately licensed and registered tradespersons.

- Any gas appliances (if applicable) must be inspected by a licensed gas plumber to confirm they are operating safely and efficiently.
- We also recommend that all other plumbing and electrical installations be thoroughly checked by qualified professionals to ensure they are functioning correctly and meet current safety and compliance standards.

While this inspection includes observations of visually apparent defects relating to plumbing and electrical elements, it does not assess compliance with current regulations. Legislation requires that any such assessment be undertaken and documented by licensed electricians and plumbers.

Additional photos have been supplied with this report for your general reference.





Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Smoke Detectors / Alarms.
Information:	Reporting on the presence, type, location, or compliance of smoke detectors or alarms, including hard-wired smoke detection systems and their legislative requirements, is outside the scope of this inspection report.

Please note:

This information is provided as a general caution only.

To ensure compliance and safety, further inspection and/or advisory services from a qualified specialist are recommended. These services can confirm the sufficiency, type, location, and functionality of all smoke detection devices within the property.

It is the responsibility of the property owner or occupant to ensure that suitable and functional smoke detectors are installed prior to occupancy. As a minimum, it is advised that:

- All smoke detectors be tested monthly by the homeowner.
- All systems comply with the requirements of AS 3786 and any applicable state-based legislation.

Failure to comply with these requirements may pose a serious risk to occupant safety.



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.